

**Residential**  
**132381 Sold****157 Cayuga Street**  
**Groton, NY 13073****L\$185,000**  
**C\$173,000** 

**Original List Price:** \$185,000  
**Closing Dt:** 01/07/2011  
**Style:** 2 Story  
**Bedrooms:** 4  
**Full Baths:** 2  
**Half Baths:** 0  
**Apx Liv Area SqFt:** 2,308  
**Price SqFt:** \$80.16  
**Sold Price SqFt:** \$74.96  
**Source SqFt:** Assessment Office  
**Year Built:** 1880  
**Driveway:** Gravel  
**Garage/Carport:** 2 Car , Attached , Garage , Garage Door Opener

**Prop Sub-Type:** Single Family w/Acc Apt  
**County:** Tompkins  
**Hamlet/Subdivision:**  
**Property Location:** Village of Groton  
**School District:** Groton Central  
**Elementary School:** Groton  
**Lake Rights/Descr.:** No Rights  
**Lake Name:** None

**Zoning:** **Assessment:** 140,000 **Deed Ref.:** 578/45 **Tax Map#:** 2.-1-16  
**Curr. Tot. Taxes:** 2911 **Apx Acreage:** 2.57 **Lot Size:** 137xIRR **Survey:** Not Available  
**Avg. Mo. Utilities:** **Amps:** 200  
**Deed Restrictions:** Unknown **Spec. Assess/Sur.:** No

Apx Liv.Area SqFt		Full Baths	Half Baths	Apx Liv.Area SqFt		Full Baths	Half Baths
<b>Basement:</b>		0	0	<b>Lower Level:</b>		0	0
<b>Main Level:</b>		1	0	<b>Upper Level:</b>		1	0
Lvl	Dimensions	Lvl	Dimensions	Lvl	Dimensions		
<b>Living Rm:</b> Main	26x22	<b>Master Bedroom:</b> Main	15x9	<b>Utility/Laundry:</b>			
<b>Dining Rm:</b> Main	12x12	<b>Bedroom 2:</b> Main	13x9	<b>Other Rm 1:</b>	Upper	15x12 apt. kit.	
<b>Kitchen:</b> Main	14x12	<b>Bedroom 3:</b> Upper	15x8	<b>Other Rm2:</b>			
<b>Family Rm:</b> Upper	15x12 apt. liv.	<b>Bedroom 4:</b> Upper	12x8				

**Disclosures:** Agriculture District , Electric/Surcharge , Lead , Property Condition**Financing Remarks:**

**Construction:** Frame  
**Energy Features:** Ceiling Fan(s) , Double Pane , Single Pane , Storm Door(s) , Storm Window(s)  
**Roof:** Asphalt/F-Glass Shingle , Membrane , Metal  
**Floor Coverings:** Wall/Wall Carpet  
**Basement/Found.:** Full , Unfinished , Walk-Out Exterior  
**Fireplace/Stove:** 1  
**Exterior:** Vinyl Siding  
**Appliances Convey:** Dishwasher , Dryer , Microwave , Range Hood , Refrigerator , Stove-Electric , Washer  
**Heat/Cooling:** Forced Air , Natural Gas , Other-See Remarks  
**Other Rooms:** Eat-in Kitchen , Formal Dining , Main Level Master , Workshop  
**Water Source:** Municipal-Existing , Other-See Remarks  
**Interior Inclusions:** Window Covering(s) , CO Detector , Smoke Detector  
**Domestic Hot Water:**  
**Exterior Features:** Barn , Cable TV , Fencing , High Speed Internet Avail , Porch , Storage Shed , Stream , Other-See Remarks  
**Sewer/Septic:** Municipal-Existing  
**Oil/Gas/Mineral Rights:** Not Leased  
**Insulation/Type:** Full  
**Green Certs.-Include Certs.:**

**Directions/House Color:** Thru Village of Groton, north on 38, on left after curve, inside village/white

**Public Description:** Discover a Groton Village treasure - this 2-story offers a 2.57 park-like lot w/the Owasco Inlet. Currently set-up as a 2-family, this 4 bed/2 bath can easily be converted back to a single owner's home. Impressive stone fireplace in sunken living room, main level master bedroom & bath. Some hardwood floors under carpet. Suspension bridge over stream. Detached heated 2-story barn w/separate driveway - great home business potential. The 2 bed income apt adds \$500/mth. Low Groton village electric.

**PREPARED BY**

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<http://www.warrenhomes.com>

"Listing provided courtesy of C.J. DelVecchio of COLDWELL BANKER/SHAW R.E."

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