

**Residential**  
**140361 Sold****1574 GREAT GULLY ROAD**  
**Union Springs, NY 13160****L\$115,000**  
**C\$105,000****Original List Price:** \$115,000**Closing Dt:** 08/05/2014**Style:** 1.5 Story/Cape Cod**Bedrooms:** 3**Full Baths:** 2**Half Baths:** 0**Apx Liv Area SqFt:** 1,992**Price SqFt:** \$57.73**Sold Price SqFt:** \$52.71**Source SqFt:** Assessment Office**Year Built:** 1870**Driveway:** Gravel**Garage/Carport:** None**Prop Sub-Type:** Single Family**County:** Cayuga**Hamlet/Subdivision:****Property Location:** Town of Springport**School District:** Union Springs,  
Springport and**Elementary School:** Union Springs**Lake Rights/Descr.:** No Rights**Lake Name:** None

<b>Zoning:</b> Agriculture	<b>Assessment:</b> \$101,348	<b>Deed Ref.:</b> 816/277	<b>Tax Map#:</b> 151.00-1-16.41
<b>Curr. Tot. Taxes:</b> \$2,733	<b>Apx Acreage:</b> 2.68	<b>Lot Size:</b> 552 x 254	<b>Survey:</b> Available - Lister
<b>Avg. Mo. Utilities:</b> &94-E \$49-O			<b>Amps:</b> 150
<b>Deed Restrictions:</b> No	<b>Spec. Assess/Sur.:</b> Yes		

Apx Liv.Area SqFt		Full Baths	Half Baths	Apx Liv.Area SqFt		Full Baths	Half Baths
<b>Basement:</b>	0	0	0	<b>Lower Level:</b>	0	0	0
<b>Main Level:</b>	1,292	1	0	<b>Upper Level:</b>	700	1	0

  

Lvl	Dimensions	Lvl	Dimensions	Lvl	Dimensions
<b>Living Rm:</b> Main	17 X 17	<b>Master Bedroom:</b> Main	14 X 15	<b>Utility/Laundry:</b> Main	9 X 5
<b>Dining Rm:</b>		<b>Bedroom 2:</b> Upper	16 X 12	<b>Other Rm 1:</b> Main	17 X 9 DEN
<b>Kitchen:</b> Main	19 X 10	<b>Bedroom 3:</b> Upper	14 X 13	<b>Other Rm2:</b>	
<b>Family Rm:</b> Main	14 X 18	<b>Bedroom 4:</b>			

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

<b>Construction:</b> Frame	<b>Energy Features:</b> Ceiling Fan(s) , Double Pane , Storm Door(s)
<b>Roof:</b> Asphalt/F-Glass Shingle	<b>Floor Coverings:</b> Ceramic Tile , Hardwood , Vinyl , Wall/Wall Carpet
<b>Basement/Found.:</b> Partial/Mixed , Unfinished , Stone	<b>Fireplace/Stove:</b> 1 , Wood Stove
<b>Exterior:</b> Vinyl Siding	<b>Appliances Convey:</b> Refrigerator , Stove-Electric
<b>Heat/Cooling:</b> Oil , Furnace , Forced Air	<b>Other Rooms:</b> Eat-in Kitchen , Main Level Master
<b>Water Source:</b> Municipal-Existing	<b>Interior Inclusions:</b> Cathedral Ceilings , CO Detector , Smoke Detector
<b>Domestic Hot Water:</b> Electric	<b>Exterior Features:</b> Distant View , High Speed Internet Avail , Porch
<b>Sewer/Septic:</b> Septic	<b>Oil/Gas/Mineral Rights:</b> Not Leased
<b>Insulation/Type:</b> Partial , Fiberglass	<b>Green Certs.-Include Certs.:</b>

**Directions/House Color:** Take Route 34B (North to King Ferry or South out of Auburn) to Great Gully Road.**Public Description:** Sweet setting on 2+ acres adjoining Nature Conservancy land - enjoy the nature trail in your backyard! Bright and spacious kitchen with vaulted ceilings in the eat-in area & walk-in pantry with laundry. Main level master bedroom suite. Hardwood floors in living room. Main floor office/den could be 4th bedroom. Large family room heated by a wood stove. 2 nice-sized bedrooms upstairs with the 2nd full bath. Cute front porch with distant views. Fenced garden, 2 sheds and a tree-house. Horse properties within a few miles either side of this house. Municipal water and 4G internet service available**PREPARED BY**

**Alex Obinatu**  
**Agent Cert. :**  
**WARREN REAL ESTATE**  
**830 Hanshaw Rd.**

**Ithaca, NY 14850**

**Email :** [nobinatu@gmail.com](mailto:nobinatu@gmail.com)  
**Direct Ph# :** (607) 257-0666  
**Other Ph# :**

**Fax Ph# :** (607) 257-8801

[http://](http://www.warrenhomes.com)  
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Kitchen



Dining Area



Wood Stove



Den



Additional View 2

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Upstairs Hall



Bathroom



Kitchen 1



Front



Porch



Master Bathroom

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Tree House



Additional View 3



Side



Trail



Trail



Nature Sanctuary

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Family Room



Master Bedroom



Bedroom 1



Bedroom 3



Bathroom 2



Bathroom 3

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Area Map



Flowers



Closeup Map



Yard



Additional Inside 3



Additional View 4

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Additional View 5



Additional 3



Deck/Patio



Additional View 6

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