

**Residential**  
**137990 Sold****17 Bush Lane**  
**Ithaca, NY 14850****L\$229,900**  
**C\$219,000** **Original List Price:** \$259,900**Closing Dt:** 08/29/2013**Style:** Ranch**Bedrooms:** 3**Full Baths:** 2**Half Baths:** 0**Apx Liv Area SqFt:** 1,736**Price SqFt:** \$132.43**Sold Price SqFt:** \$126.15**Source SqFt:** Assessment Office**Year Built:** 1969**Driveway:** Paved**Garage/Carport:** None**Prop Sub-Type:** Single Family**County:** Tompkins**Hamlet/Subdivision:** Near Horizons**Property Location:** Village of Lansing**School District:** Ithaca City**Elementary School:** Beverly J Martin (DeW MS)**Lake Rights/Descr.:** No Rights**Lake Name:** None

<b>Zoning:</b> R1	<b>Assessment:</b> 225,000	<b>Deed Ref.:</b> 799/154	<b>Tax Map#:</b> 45.2-1-8
<b>Curr. Tot. Taxes:</b>	<b>Apx Acreage:</b> .83	<b>Lot Size:</b> 176 X 200	<b>Survey:</b> Available - Lister
<b>Avg. Mo. Utilities:</b> \$172/month			<b>Amps:</b> 200
<b>Deed Restrictions:</b> Unknown	<b>Spec. Assess/Sur.:</b> No		

Apex Liv.Area SqFt		Full Baths	Half Baths	Apex Liv.Area SqFt		Full Baths	Half Baths
<b>Basement:</b>	0	0	0	<b>Lower Level:</b>	0	0	0
<b>Main Level:</b>	1,736	2	0	<b>Upper Level:</b>	0	0	0

  

Lvl	Dimensions	Lvl	Dimensions	Lvl	Dimensions
<b>Living Rm:</b> Main	18 X 13	<b>Master Bedroom:</b> Main	15 X 11	<b>Utility/Laundry:</b>	
<b>Dining Rm:</b> Main	10 X 10	<b>Bedroom 2:</b> Main	11 X 13	<b>Other Rm 1:</b> Lower	11 X 12
<b>Kitchen:</b> Main	11 X 10	<b>Bedroom 3:</b> Main	10 X 11	<b>Other Rm2:</b> Lower	11 X 10
<b>Family Rm:</b> Main	24 X 21	<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) , Low-E , Double Pane , Storm Door(s)
<b>Roof:</b> Asphalt/F-Glass Shingle	<b>Floor Coverings:</b> Hardwood , Vinyl , Wall/Wall Carpet
<b>Basement/Foundation:</b> Walk-Up Exterior , Partially Finished , Block	<b>Fireplace/Stove:</b> 2 , Other-See Remarks
<b>Exterior:</b> Composition	<b>Appliances Convey:</b> Dishwasher , Dryer , Refrigerator , Stove-Electric , Washer
<b>Heat/Cooling:</b> Natural Gas , Central Air Conditioning , Furnace , Forced Air	<b>Other Rooms:</b> Eat-in Kitchen , Formal Entry , Formal Dining , Main Level Master
<b>Water Source:</b> Municipal-Existing	<b>Interior Inclusions:</b> Security System Available , CO Detector , Smoke Detector
<b>Domestic Hot Water:</b> Natural Gas	<b>Exterior Features:</b> Cable TV , Fencing , High Speed Internet Avail , Storage Shed , Flower Gardens , Fruit Trees/Berries/Grape , Deck
<b>Sewer/Septic:</b> Municipal-Existing	<b>Oil/Gas/Mineral Rights:</b> Not Leased
<b>Insulation/Type:</b> Full	<b>Green Certs.-Include Certs.:</b>

**Directions/House Color:** From Ithaca Mall, head North on N. Triphammer Road, take right onto Bush Lane, house on right before Brook Way / Dark Sage.**Public Description:** Oh what a surprise inside! This NE Ithaca ranch has a great flow to the floor plan with many custom details inside. Hardwood floors in living, dining and bedrooms. Bright living room with decorative fireplace mantle, made of cast-iron c1780. Formal dining with custom trim and built-in hutch. Updated kitchen with Merrilat cabinets, granite backsplash, all new appliances. Newer windows. A family room addition (2 yrs new!) is 24x24, has 2 sitting nooks. 3rd bedroom with wood panels from a Rhode Island farmhouse, another decorative fireplace and patio doors to access great yard with tons of trees!**PREPARED BY**

**Alex Obinatu**  
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<http://www.warrenhomes.com>

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Living Room



Kitchen



Deck/Patio



Dining Room



Great Room

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Dining Room



Kitchen 1



Hallway



Master Bedroom



Bedroom 1



Master Bedroom 1

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Master Bedroom 2



Bath 1



Bath 2



Bedroom 4



Living Room



Bedroom - Other

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Porch



Additional View 3



Additional View 4



Additional View 5



Additional Inside 2



Additional View 2

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Additional View



Additional View 3

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