Residential 141535 Sold

20 FERGUSON ROAD

Dryden, NY 13053



Prop Sub-Type:

L\$185,000 C\$195,000 V

Single Family

Tompkins



Original List Price: \$185,000

Closing Dt: 10/16/2014

Style: 1.5 Story/Cape Cod County:

Bedrooms: 3 Hamlet/Subdivision:

Full Baths: 2 Property Location: Village of Dryden

Half Baths: n

Dryden Central Apx Liv Area SqFt: 1.592 **School District:**

Price SqFt: \$116.21 Elementary School: Dryden

Sold Price SqFt: \$122.49

Assessment Office Lake Rights/Descr.: No Rights Source SqFt: Year Built: 1953 Lake Name: None

Paved Driveway:

Garage/Carport: 1 Car, Attached, Garage

Zoning: RA Assessment: 160.000 **Deed Ref.:** 661/361 Tax Map#: 18.-1-13

Curr. Tot. Taxes: Lot Size: 100 X 160 Available - Lister Apx Acreage: .37 Survey: Avg. Mo. Utilities: \$150/MTH BUD Amps: 200

Deed Restrictions: No Spec. Assess/Sur.: No

	Apx L	.iv.Area SqFt	Full Baths Ha	alf Baths		Apx Liv.Area SqFt	Full Bath	s Half Baths
Basement:		0	0	0	Lower Level:	0	0	0
Main Level:		910	1	0	Upper Level:	682	1	0
	Lvl	Dimensions		Lvl	Dimensions	5	Lvi [Dimensions
Living Rm:	Main	17'6 X 13'5	Master Bedr	oom: Upper	17'6 X 19'7	Utility/Laundry:	Lower 1	I2 X 13
Dining Rm:	Main	11'7 X 13	Bedroom 2:	Upper	17 X 14	Other Rm 1:		
Kitchen:	Main	17'6 X 13	Bedroom 3:	Main	13'6 X 10	Other Rm2:		
Family Rm:	Lower	13'6 X 10	Bedroom 4:					

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

Financing Remarks:

Construction: Frame **Energy Features:** Ceiling Fan(s), Double Pane, Storm Door(s),

Programmable Thermostat, Thermal/Insulated

Shades

Roof: Ceramic Tile, Hardwood, Stone/Slate, Wall/Wall Asphalt/F-Glass Shingle Floor Coverings:

Carpet

Basement/Found.: Full, Walk-Up Exterior, Partially Finished, 1, Gas Fireplace Fireplace/Stove:

Poured

Exterior: Aluminum Siding Appliances Convey: Cook-Top, Dishwasher, Dryer, Microwave,

Refrigerator, Wall Oven, Washer Heat/Cooling: Natural Gas, Boiler, Baseboard, Hot Water Other Rooms: Eat-in Kitchen, Formal Dining, Main Level Master,

Mudroom

Interior Inclusions:

Water Source: Municipal-Existing Sump Pump, Window Covering(s), CO Detector,

Smoke Detector

Domestic Hot Water: Natural Gas **Exterior Features:** Cable TV, Distant View, Fencing, High Speed

Internet Avail, Patio, Pool-In Ground, Storage Shed, Flower Gardens, Deck, Other-See Remarks

Sewer/Septic: Oil/Gas/Mineral Rights: Not Leased Municipal-Existing

Insulation/Type: Full, Fiberglass, Cellulose Green Certs.-Include Certs.:

Directions/House Color: Take Route 13 to Dryden Village - South on Route 38S (or South Street), right on Ferguson Road at Dryden Lake Trail.

House on right.

Public Description: Adorable Village Cape near the Dryden Lake Trail, lovingly maintained and presented for sale. Formal living room highlighted by octagonal windows and a natural gas brick fireplace with decorative mantel. Formal dining room or main level family room. Cherry kitchen with cooktop island, eat-in space and sliding door to back deck, patio, pool and hot tub. Hardwood floors under carpet both down and up. Nice mudroom between house and garage with plenty of storage closets. Full basement with family room/bar, laundry and more storage. Covered concrete patio, cedar fence around in-ground pool. Views!

PREPARED BY



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Additional View



Living Room



Back View

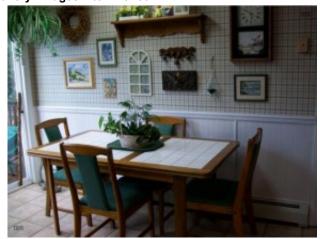


Deck/Patio



Family Room

Gallery: Images 7 to 12 of 33



Great Room



Kitchen 1



Master Bedroom



Dining Room



Kitchen 2



Bedroom 1

Gallery: Images 13 to 18 of 33



Bedroom 2



Bedroom 4



Master Bathroom



Bedroom 3



Bedroom - Other



Bathroom 1

Gallery: Images 19 to 24 of 33



Bathroom 2



Bathroom 3



Entry/Foyer



Additional 1



Additional 2



Additional 3

Gallery: Images 25 to 30 of 33



Area Map



Closeup Map



Additional Inside 1



Additional Inside 2



Additional Inside 3



Additional View 2

Gallery: Images 31 to 33 of 33



Additional View 3



Additional View 4



Additional View 5