

**Residential**  
**141535 Sold****20 FERGUSON ROAD**  
**Dryden, NY 13053****L\$185,000**  
**C\$195,000** **Original List Price:** \$185,000**Closing Dt:** 10/16/2014**Style:** 1.5 Story/Cape Cod**Bedrooms:** 3**Full Baths:** 2**Half Baths:** 0**Apx Liv Area SqFt:** 1,592**Price SqFt:** \$116.21**Sold Price SqFt:** \$122.49**Source SqFt:** Assessment Office**Year Built:** 1953**Driveway:** Paved**Garage/Carport:** 1 Car , Attached , Garage**Prop Sub-Type:** Single Family**County:** Tompkins**Hamlet/Subdivision:****Property Location:** Village of Dryden**School District:** Dryden Central**Elementary School:** Dryden**Lake Rights/Descr.:** No Rights**Lake Name:** None**Zoning:** RA**Assessment:** 160,000**Deed Ref.:** 661/361**Tax Map#:** 18.-1-13**Curr. Tot. Taxes:****Apx Acreage:** .37**Lot Size:** 100 X 160**Survey:** Available - Lister**Avg. Mo. Utilities:** \$150/MTH BUD**Amps:** 200**Deed Restrictions:** No**Spec. Assess/Sur.:** No

Apx Liv.Area SqFt			Full Baths			Half Baths		
<b>Basement:</b>			0			0		
<b>Main Level:</b>			910			1		
Lvl			Dimensions			Lvl		
<b>Living Rm:</b> Main			17'6 X 13'5			<b>Master Bedroom:</b> Upper		
<b>Dining Rm:</b> Main			11'7 X 13			<b>Bedroom 2:</b> Upper		
<b>Kitchen:</b> Main			17'6 X 13			<b>Bedroom 3:</b> Main		
<b>Family Rm:</b> Lower			13'6 X 10			<b>Bedroom 4:</b>		
						<b>Utility/Laundry:</b> Lower		
						<b>Other Rm 1:</b>		
						<b>Other Rm2:</b>		

**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:** Asphalt/F-Glass Shingle**Floor Coverings:** Ceramic Tile , Hardwood , Stone/Slate , Wall/Wall Carpet**Basement/Found.:** Full , Walk-Up Exterior , Partially Finished , Poured**Fireplace/Stove:** 1 , Gas Fireplace**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**Water Source:** Municipal-Existing**Interior Inclusions:** 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:** Municipal-Existing**Oil/Gas/Mineral Rights:** Not Leased**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****Alex Obinatu**  
**Agent Cert. :**  
**WARREN REAL ESTATE**  
**830 Hanshaw Rd.****Email :** [nobinatu@gmail.com](mailto:nobinatu@gmail.com)**Direct Ph# :** (607) 257-0666**Other Ph# :****Ithaca, NY 14850****Fax Ph# :** (607) 257-8801<http://www.warrenhomes.com>

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Back View



Additional View



Deck/Patio



Living Room



Family Room

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Great Room



Dining Room



Kitchen 1



Kitchen 2



Master Bedroom



Bedroom 1

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Bedroom 2



Bedroom 3



Bedroom 4



Bedroom - Other



Master Bathroom



Bathroom 1

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Bathroom 2



Bathroom 3



Entry/Foyer



Additional 1



Additional 2



Additional 3

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Area Map



Closeup Map



Additional Inside 1



Additional Inside 2



Additional Inside 3



Additional View 2

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Additional View 3



Additional View 4



Additional View 5

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