

**Residential**  
**132505 Sold****277 Lake Road**  
**Dryden, NY 13053****L\$155,500**  
**C\$147,500** 

**Original List Price:** \$155,500  
**Closing Dt:** 11/23/2010  
**Style:** Ranch  
**Bedrooms:** 3  
**Full Baths:** 2  
**Half Baths:** 0  
**Apx Liv Area SqFt:** 1,400  
**Price SqFt:** \$111.07  
**Sold Price SqFt:** \$105.36  
**Source SqFt:** Seller  
**Year Built:** 1980  
**Driveway:** Gravel  
**Garage/Carport:** 2 Car , 4+ Car , Detached , Garage , Garage Door Opener

**Prop Sub-Type:** Single Family  
**County:** Tompkins  
**Hamlet/Subdivision:**  
**Property Location:** Town of Dryden  
**School District:** Dryden Central  
**Elementary School:** Dryden  
**Lake Rights/Descr.:** No Rights  
**Lake Name:** None

**Zoning:** Agricultural    **Assessment:** 120000    **Deed Ref.:** 783/227    **Tax Map#:** 49.-1-25.2  
**Curr. Tot. Taxes:** 3509    **Apx Acreage:** 29.05    **Lot Size:** 64x1RR    **Survey:** Available - Lister  
**Avg. Mo. Utilities:** \$110/mth    **Spec. Assess/Sur.:** No    **Amps:** 150  
**Deed Restrictions:** Unknown

Apx Liv.Area SqFt		Full Baths	Half Baths	Apx Liv.Area SqFt		Full Baths	Half Baths
Basement:		0	0	Lower Level:		0	0
Main Level:		2	0	Upper Level:		0	0
Lvl	Dimensions			Lvl	Dimensions	Lvl	Dimensions
Living Rm: Main	14x20	Master Bedroom: Main		16x20	Utility/Laundry:		
Dining Rm: Main	16x10	Bedroom 2: Main		13x10	Other Rm 1: Main	13x10	
Kitchen: Main	16x8	Bedroom 3: Main		14x14	Other Rm2:		
Family Rm: Main	14x10	Bedroom 4:					

**Disclosures:** Agriculture District**Financing Remarks:****Construction:** Other-See Remarks**Roof:** Membrane**Basement/Found.:** No Basement , Block , Slab**Exterior:** Wood Siding**Heat/Cooling:** Baseboard , Electric , Wood**Water Source:** Well**Domestic Hot Water:****Sewer/Septic:** Septic**Insulation/Type:** Full**Energy Features:** Ceiling Fan(s) , Double Pane , Low-E , Storm Door(s)**Floor Coverings:** Ceramic Tile , Wall/Wall Carpet**Fireplace/Stove:** 1 , Wood Stove**Appliances Convey:** Dishwasher , Dryer , Microwave , Refrigerator , Stove-Electric , Washer**Other Rooms:** Eat-in Kitchen , Main Level Master**Interior Inclusions:** A/C Window Unit(s) , CO Detector , Smoke Detector**Exterior Features:** Barn , Cable TV , Distant View , High Speed Internet Avail , Livestock Facilities , Patio , Pond , Storage Shed , TV Antenna**Oil/Gas/Mineral Rights:** Not Leased**Green Certs.-Include Certs.:****Directions/House Color:** Rte 38 South from Dryden Village, left on Keith Lane, right on Lake Road, house on left - sign (set well off road)/Natural Shake/Tan

**Public Description:** Go Green! Energy-saving Earth home featuring unique design w/passive solar on southern exposed front entry. Quality interior upgrades including tile floors, pine ceiling, newer master suite, open living/dining heated by wood stove. Breakfast bar for large galley kitchen w/newer appliances. Wide central hallway features 3-4 beds. Large storage room off back & surprise! a walk-out access to private patio. Absolutely beautiful 29 acres, small horse barn, pond-very special. Detached/heated garage.

**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://www.warrenhomes.com>

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

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