

Residential
131027 Sold**288 Groton Road**
Freeville, NY 13068**L\$157,500**
C\$155,700**Original List Price:** \$157,500**Closing Dt:** 06/01/2010**Style:** Victorian**Bedrooms:** 4**Full Baths:** 2**Half Baths:** 1**Apx Liv Area SqFt:** 2,120**Price SqFt:** \$74.29**Sold Price SqFt:** \$73.44**Source SqFt:** Assessment Office**Year Built:** 1880**Driveway:** Gravel**Garage/Carport:** None**Prop Sub-Type:** Single Family**County:** Tompkins**Hamlet/Subdivision:****Property Location:** Town of Dryden**School District:** Groton Central**Elementary School:** Groton**Lake Rights/Descr.:** No Rights**Lake Name:** None

Zoning:	Assessment: \$110,000	Deed Ref.: 45293/2001	Tax Map#: 28.-1-3.1
Curr. Tot. Taxes: 3239	Apx Acreage: 2.97	Lot Size: 222x562	Survey: Available - Lister
Avg. Mo. Utilities:			Amps: 150
Deed Restrictions: Unknown	Spec. Assess/Sur.: No		

Apx Liv.Area SqFt		Full Baths	Half Baths	Apx Liv.Area SqFt		Full Baths	Half Baths
Basement:		0	1	Lower Level:		0	0
Main Level:		1	0	Upper Level:		1	0
Lvl	Dimensions	Lvl	Dimensions	Lvl	Dimensions	Lvl	Dimensions
Living Rm: Main	16x16	Master Bedroom: Upper	16x14'6"	Utility/Laundry: Main	5x15		
Dining Rm: Main	combo	Bedroom 2: Upper	13x10	Other Rm 1: Main	10x12		
Kitchen: Main	12x14	Bedroom 3: Main	11x15	Other Rm2: Upper	10x12 hobby		
Family Rm: Upper	12x15	Bedroom 4: Main	10x11 + nook				

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

Construction: Frame
Roof: Asphalt/F-Glass Shingle
Basement/Foundation: Partially Finished , Walk-Out Exterior , Stone
Exterior: Asbestos Siding
Heat/Cooling: Baseboard , Hot Water , Propane , Wood

Energy Features: Ceiling Fan(s) , Single Pane , Storm Window(s)
Floor Coverings: Hardwood , Vinyl
Fireplace/Stove: 1 , Wood Stove
Appliances Convey: Dryer , Refrigerator , Stove-Electric , Washer
Other Rooms: Main Level Master , Mudroom , Walk-up Attic , Workshop
Interior Inclusions: A/C Window Unit(s) , Sump Pump , Water Softener- Owned , CO Detector , Smoke Detector
Exterior Features: Cable TV , High Speed Internet Avail , Patio , Satellite Dish , Storage Shed , Stream

Water Source: Well**Domestic Hot Water:****Sewer/Septic:** Septic**Insulation/Type:** Partial**Oil/Gas/Mineral Rights:** Not Leased**Green Certs.-Include Certs.:****Directions/House Color:** Groton Road is Route 38 running between Groton and Freeville. This is near the intersection of Hile School Road/ white

Public Description: Lovely Victorian with some natural woodwork, 9' ceilings, stained glass doors, hardwood floors recently refinished. Open kitchen-dining-living room with newer Lopi woodstove. Bay nook. Light filled and a modern feel. 4 bedrooms with possible main level master. Open family room upstairs with built-in bookshelves. Also has 2nd floor hobby room. Updated baths, many recent improvements (list available). Loads of space including attached workshop, main level laundry, mudroom. Some nice views too!

PREPARED BY

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<http://www.warrenhomes.com>

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