

Residential
141058 Sold**302 SUNNYVIEW LANE**
Ithaca, NY 14850**L\$268,000**
C\$270,000**Original List Price:** \$275,000**Closing Dt:** 09/05/2014**Style:** Ranch**Bedrooms:** 3**Full Baths:** 2**Half Baths:** 1**Apx Liv Area SqFt:** 1,761**Price SqFt:** \$152.19**Sold Price SqFt:** \$153.32**Source SqFt:** Assessment Office**Year Built:** 1988**Driveway:** Paved**Garage/Carport:** 2 Car , Attached , Garage Door Opener**Prop Sub-Type:** Single Family**County:** Tompkins**Hamlet/Subdivision:****Property Location:** Town of Ithaca**School District:** Ithaca City**Elementary School:** Belle Sherman (DeW MS)**Lake Rights/Descr.:** No Rights**Lake Name:** None

Zoning:	Assessment: 240000	Deed Ref.: 54483/4001	Tax Map#: 58.-2-39.21
Curr. Tot. Taxes:	Apx Acreage: .39	Lot Size: 97x146	Survey: Available - Lister
Avg. Mo. Utilities: \$156/month	Spec. Assess/Sur.: No		Amps: 200
Deed Restrictions: Yes			

Apx Liv.Area SqFt		Full Baths	Half Baths	Apx Liv.Area SqFt		Full Baths	Half Baths
Basement:	0	0	0	Lower Level:	0	0	0
Main Level:	1,761	2	1	Upper Level:	1,761	0	0

Lvl	Dimensions	Lvl	Dimensions	Lvl	Dimensions
Living Rm: Main	23x14	Master Bedroom: Main	15x12	Utility/Laundry:	
Dining Rm: Main	combo	Bedroom 2: Main	12x12	Other Rm 1:	
Kitchen: Main	14x13	Bedroom 3: Main	10x10	Other Rm 2:	
Family Rm: Main	13x11	Bedroom 4:			

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

Construction: Frame	Energy Features: Ceiling Fan(s) , Double Pane , Storm Door(s) , Programmable Thermostat
Roof: Asphalt/F-Glass Shingle	Floor Coverings: Ceramic Tile , Wall/Wall Carpet
Basement/Foundation: No Basement , Slab	Fireplace/Stove: 1 , Gas Fireplace
Exterior: Wood Siding	Appliances Convey: Dishwasher , Dryer , Garbage Disposal , Refrigerator , Stove-Electric , Washer
Heat/Cooling: Natural Gas , Central Air Conditioning , Forced Air	Other Rooms: Eat-in Kitchen , Formal Entry , Main Level Master
Water Source: Municipal-Existing	Interior Inclusions: Cathedral Ceilings , Whirlpool , Window Covering(s) , CO Detector , Smoke Detector
Domestic Hot Water: Natural Gas	Exterior Features: Cable TV , Distant View , Fencing , High Speed Internet Avail , Patio , Flower Gardens , Deck
Sewer/Septic: Municipal-Existing	Oil/Gas/Mineral Rights: Not Leased
Insulation/Type: Full , Spray Foam-Bio Based	Green Certs.-Include Certs.: None

Directions/House Color: From East Hill Plaza, take Pine Tree Road, right on Honness Lane, left on Terrace View, left on Sunnyview/Wood Smoke Grey.**Public Description:** Cedar-sided contemporary ranch in an established Belle Sherman neighborhood. Such great views of sunsets & Ithaca College combined with low-maintenance, one-level living! Vaulted ceilings give an airy feel, living/dining rooms with double-sided gas fireplace. Oak eat-in kitchen with newer appliances. Master suite w/jet tub and 2 more bedrooms with 2nd bath. Also has a nice family room. Move-in ready with new furnace and central AC, all new windows, exterior painted 2013. New deck w/stone wall & fenced yard. So close to Cornell via the East Hill Recreation Trail. Grandview Park is also nearby.**PREPARED BY****Alex Obinatu**
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Additional View



Living Room



Living-Kitchen



Kitchen



Kitchen

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Fireplace



Kitchen



Fireplace



Library-Office



Bedroom



Bedroom

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Bathtub



MBR to Master Bath



Bedroom



Bedroom



Bathroom



Deck

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Yard



Yard



Driveway



Additional Inside 1



Close up



Garage

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View from street



Entry



Family room



Fireplace



Fireplace 2



Kitchen

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Entry 2



Dining area



Master bedroom



Deck view



Grandview Park

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