

Customer w/Gallery

Residential
306110 Sold

304 E CORTLAND ST
Groton, NY 13073



L\$125,000
C\$120,000



Original List Price: \$129,000
Closing Dt: 03/07/2017
Style: Victorian
Bedrooms: 4
Full Baths: 2
Half Baths: 1
Apx Liv Area SqFt: 1,774
Price SqFt: \$70.46
Sold Price SqFt: \$67.64
Source SqFt: Assessment Office
Year Built: 1880
Driveway: Gravel
Garage/Carport: 1 Car , Detached , Garage

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

Zoning: **Assessment:** 120,000 **Deed Ref.:** 54865/9003 **Tax Map#:** 4.-2-2
Curr. Tot. Taxes: \$4,898 **Apx Acreage:** .25 **Lot Size:** 104x134 **Survey:** Available - Lister
Avg. Mo. Utilities: \$153-elec **Spec. Assess/Sur.:** No **Amps:** 200
Deed Restrictions: Unknown

Apx Liv.Area SqFt		Full Baths	Half Baths	Apx Liv.Area SqFt		Full Baths	Half Baths
Basement:		0	0	Lower Level:	282	1	0
Main Level:	887	0	1	Upper Level:	887	1	0

Lvl	Dimensions	Lvl	Dimensions	Lvl	Dimensions
Living Rm: Main	14x12	Master Bedroom: Upper	13x12	Utility/Laundry: Main	13x10
Dining Rm: Main	15x12	Bedroom 2: Upper	13x12	Other Rm 1: Main	12x9
Kitchen: Main	12x10	Bedroom 3: Upper	14x10	Other Rm2: Lower	12x10
Family Rm: Lower	18x9	Bedroom 4: Upper	9x9		

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





Construction: Frame
Roof: Asphalt/F-Glass Shingle
Basement/Found.: Full , Partially Finished , Walk-Out Exterior , Stone
Exterior: Wood Siding
Heat/Cooling: Central Air Conditioning , Electric , Forced Air , Heat Pump
Water Source: Municipal-Existing
Domestic Hot Water: Electric
Sewer/Septic: Municipal-Existing
Insulation/Type: Full

Energy Features: Ceiling Fan(s) , Double Pane , Storm Door(s)
Floor Coverings: Ceramic Tile , Hardwood , Vinyl
Fireplace/Stove: 1 , Gas Fireplace
Appliances Convey: Dishwasher , Garbage Disposal , Range Hood , Refrigerator , Stove-Gas
Other Rooms: Den , Formal Entry , Formal Dining , Mudroom , Office , Walk-up Attic
Interior Inclusions: Dehumidifier , Walk-in Closet(s) , CO Detector , Smoke Detector
Exterior Features: Cable TV , High Speed Internet Avail , Porch-Enclosed/Screened , Deck , Flower Gardens , Vegetable Garden
Oil/Gas/Mineral Rights: Not Leased
Green Certs.-Include Certs.:

Directions/House Color: E Cortland Street is also Route 222. This house is near the corner of Williams and E. Cortland. Minutes to Cortland and Ithaca, also convenient to Auburn and Syracuse. / Grey

Public Description: Welcome to the best value in the Tompkins County market - this 4 bedroom Victorian just 2 blocks from Main Street in Groton and enjoys low village electric rates! Classic stylings with spacious rooms throughout. An updated maple kitchen, formal dining & living room, main level den/study. Four bedrooms upstairs with updated full bath. Hardwood floors thruout. Great walk-up attic for storage. The basement is partially finished with 2nd full bath and walk-out to yard. Lots of parking; all mun services. Also has central AC! Enjoy Olde Home Days with the parade marching by!

PREPARED BY

  	<p>Christine CJ DelVecchio Agent Cert. : CBR GRI WARREN REAL ESTATE 830 Hanshaw Rd. Ithaca, NY 14850</p>	<p>Email : cj@cjhomes.com Direct Ph# : (607) 227-3016 Other Ph# : (607) 227-3016 Fax Ph# : (607) 257-8801</p>	 <p>http:// www.warrenhomes.com</p>
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304 CORTLAND ST, GROTON, NY 13073

LP: \$125,000

Gallery: Images 1 to 6 of 31



Kitchen looking to dining



Kitchen view 2



Maple kitchen



Dining room with hardwood floors



Living room into dining

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Gallery: Images 7 to 12 of 31



Living room towards entry



Gas fireplace



Dining room towards living



Dining looking into living & den



Original staircase

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Gallery: Images 13 to 18 of 31



Master bedroom 1



Master bedroom 2



Bedroom #2 up



Bedroom #3 up



Bedroom #4 up



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Full bath upstairs



pantry with original cabinets



Rec room downstairs



Rec room view 2



Full bath downstairs

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Den or office downstairs



Walkout lower level



Deck and yard



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