

**Residential**  
**139191 Sold****310 MUNSON ROAD**  
**Groton, NY 13073****L\$119,900**  
**C\$105,000** **Original List Price:** \$119,900**Closing Dt:** 10/25/2013**Style:** Ranch**Bedrooms:** 3**Full Baths:** 2**Half Baths:** 1**Apx Liv Area SqFt:** 1,876**Price SqFt:** \$63.91**Sold Price SqFt:** \$55.97**Source SqFt:** Assessment Office**Year Built:** 1992**Driveway:** Paved**Garage/Carport:** 2 Car , Detached , Garage**Prop Sub-Type:** Single Family**County:** Tompkins**Hamlet/Subdivision:****Property Location:** Town of Lansing**School District:** Lansing Central**Elementary School:** Lansing Central**Lake Rights/Descr.:** No Rights**Lake Name:** None

<b>Zoning:</b>	<b>Assessment:</b>	130000	<b>Deed Ref.:</b>	53261/3001	<b>Tax Map#:</b>	19.-1-33.22
<b>Curr. Tot. Taxes:</b>	<b>Apx Acreage:</b>	1.91	<b>Lot Size:</b>	390 X 647	<b>Survey:</b>	Not Available
<b>Avg. Mo. Utilities:</b>					<b>Amps:</b>	100
<b>Deed Restrictions:</b>	No	<b>Spec. Assess/Sur.:</b>	No			

Apx Liv.Area SqFt			Full Baths	Half Baths	Apx Liv.Area SqFt			Full Baths	Half Baths
<b>Basement:</b>	0		0		<b>Lower Level:</b>	0	0	0	
<b>Main Level:</b>	1,876		2	1	<b>Upper Level:</b>	0	0	0	

  

Lvl		Dimensions	Lvl		Dimensions	Lvl		Dimensions
<b>Living Rm:</b>	Main	17x13	<b>Master Bedroom:</b>	Main	15x13	<b>Utility/Laundry:</b>	Main	6x7
<b>Dining Rm:</b>	Main	13x12	<b>Bedroom 2:</b>	Main	12x10'6	<b>Other Rm 1:</b>		
<b>Kitchen:</b>	Main	19x13	<b>Bedroom 3:</b>	Main	13x10	<b>Other Rm2:</b>		
<b>Family Rm:</b>	Main	19x12	<b>Bedroom 4:</b>					

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

**Construction:** Manufactured-Double/Triple  
**Roof:** Asphalt/F-Glass Shingle  
**Basement/Foundation:** Crawl Space , See Remarks-Foundation  
**Exterior:** Vinyl Siding  
**Heat/Cooling:** Propane , Furnace , Forced Air  
**Water Source:** Well

**Energy Features:** Double Pane , Storm Door(s)  
**Floor Coverings:** Laminate , Vinyl , Wall/Wall Carpet  
**Fireplace/Stove:** Other-See Remarks  
**Appliances Convey:** Range Hood , Refrigerator , Stove-Gas  
**Other Rooms:** Eat-in Kitchen , Formal Dining , Main Level Master  
**Interior Inclusions:** Cathedral Ceilings , Skylight(s) , CO Detector , Smoke Detector  
**Exterior Features:** Fencing , Flower Gardens , Deck  
**Oil/Gas/Mineral Rights:** Not Leased  
**Green Certs.-Include Certs.:**

**Domestic Hot Water:** Electric  
**Sewer/Septic:** Septic  
**Insulation/Type:** Full

**Directions/House Color:** From Ithaca mall, take N. Triphammer North to Route 34 towards John JOseph In.. Take right on Munson Road (past Moore's Tree Farm, but before the Inn). White.**Public Description:** Country setting on almost 2 acres with a spacious 3 bed/2.5 bath ranch-style doublewide. Large living room with tile hearth for future heating stove (propane connection in place). Large kitchen open to family room with center isle, eat-in space and tons of cabinets/storage. Built-in shelves in family room. Main level master suite with walk-in closet, garden tub, separate shower, double vanity. Half bath off laundry room. Multi-level back deck with room for your hot tub. Detached 2-car garage with additional storage wing. Paved driveway. Selling 'as is' by bank. A good value in Lansing!**PREPARED BY**

**Alex Obinatu**  
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[http://](http://www.warrenhomes.com)  
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Additional View



Garage/Carport



Kitchen 1



Kitchen 2



Kitchen 3

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Family Room



Dining Room



Living Room



Living Room 2



Master Bedroom



Master Bathroom

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Master Bathroom 2



Master Bathroom 3



Bedroom 2



Bedroom 3



Bathroom 2



Deck

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Deck 2



Back View



Additional View



Additional View 2



Additional View 3



Additional View 4

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Additional View



Additional 1



Additional View



Additional Inside 2

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