

**Residential**  
**141282 Sold****371 SHAFFER ROAD**  
**Newfield, NY 14867****L\$172,500**  
**C\$165,250****Original List Price:** \$172,500**Closing Dt:** 09/23/2014**Style:** Ranch**Bedrooms:** 4**Full Baths:** 2**Half Baths:** 0**Apx Liv Area SqFt:** 1,880**Price SqFt:** \$91.76**Sold Price SqFt:** \$87.90**Source SqFt:** Seller**Year Built:** 1972**Driveway:** Gravel**Garage/Carport:** 2 Car , Detached**Prop Sub-Type:** Single Family**County:** Tompkins**Hamlet/Subdivision:****Property Location:** Town of Newfield**School District:** Newfield Central**Elementary School:** Newfield**Lake Rights/Descr.:** No Rights**Lake Name:** None

<b>Zoning:</b> AGRICULTURAL	<b>Assessment:</b> 150000	<b>Deed Ref.:</b> 52672/5001	<b>Tax Map#:</b> 19.-1-13.6
<b>Curr. Tot. Taxes:</b>	<b>Apx Acreage:</b> .76	<b>Lot Size:</b> 197 X 172	<b>Survey:</b> Available - Lister
<b>Avg. Mo. Utilities:</b>			<b>Amps:</b> 150
<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	0	<b>Lower Level:</b>	0	0	0
<b>Main Level:</b>	0	2	0	<b>Upper Level:</b>	0	0	0
Lvl	Dimensions		Lvl	Dimensions	Lvl	Dimensions	
<b>Living Rm:</b> Main	22 X 11		<b>Master Bedroom:</b> Main	16 X 11	<b>Utility/Laundry:</b>		
<b>Dining Rm:</b> Main	12 X 11		<b>Bedroom 2:</b> Main	12 X 11	<b>Other Rm 1:</b> Lower	21x21 WORKSHOP	
<b>Kitchen:</b> Main	12 X 11		<b>Bedroom 3:</b> Main	12 X 11	<b>Other Rm2:</b>		
<b>Family Rm:</b> Lower	21 X 21		<b>Bedroom 4:</b> Main	11 X 8			

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

**Construction:** Modular  
**Roof:** Asphalt/F-Glass Shingle  
**Basement/Foundation:** Full , Partially Finished , Block  
**Exterior:** Aluminum Siding

**Heat/Cooling:** Oil , Furnace  
**Water Source:** Well

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

**Energy Features:** Double Pane , Programmable Thermostat  
**Floor Coverings:** Vinyl , Wall/Wall Carpet , Bamboo/Cork  
**Fireplace/Stove:** 1 , Gas Fireplace  
**Appliances Convey:** Dishwasher , Microwave , Range Hood , Refrigerator , Stove-Electric  
**Other Rooms:** Eat-in Kitchen , Main Level Master , Workshop  
**Interior Inclusions:** Cathedral Ceilings , Walk-in Closet(s) , Water Softener-Owned , Window Covering(s) , CO Detector , Smoke Detector  
**Exterior Features:** Cable TV , Fencing , Deck , Other-See Remarks  
**Oil/Gas/Mineral Rights:** Not Leased  
**Green Certs.-Include Certs.:**

**Directions/House Color:** From Ithaca, take Route 13 to Newfield (left on Main St. from Route 13), left on Shaffer, first house on left past Littletree Orchards.**Public Description:** Tucked away from the road is this four bedroom, 2 bath ranch with an inviting open design in the living/dining/kitchen. Vaulted ceilings, bamboo floors, center island & breakfast bar in kitchen. All new windows. Master bath with walk-in closet. 21x21 family room and gas heating stove in lower level walk-out, also has workshop space. Nice bright back deck. Detached 2-car carport with second workshop. Don't miss the artist studio overlooking the orchard (trail at SE part of yard). Yard mostly fenced for privacy!**PREPARED BY**

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<http://www.warrenhomes.com>

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Back Yard



Living Room



Kitchen



Dining Room



Kitchen

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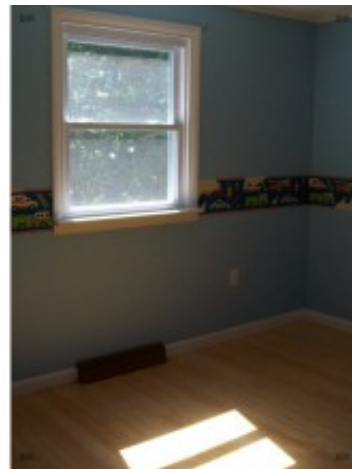
Kitchen



Lower Level



Wood Stove



Bedroom



Bathroom

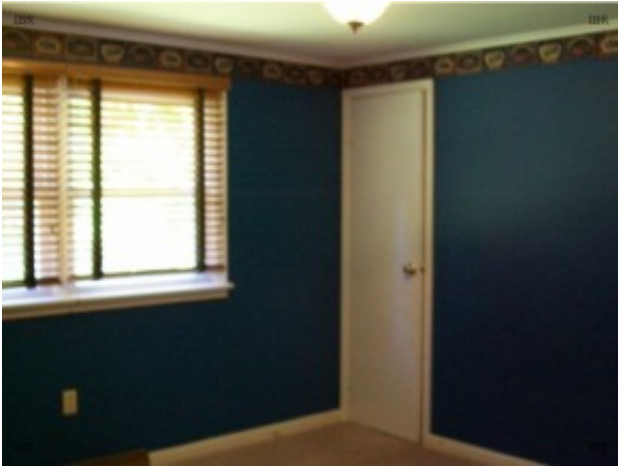


Bedroom Clost

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Bedroom



Back View



Side View



View from Porch



Shed



Side View

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Large Yard



Mature Trees



Shed



Shed



Yard



Fenced Yard

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Side Yard



Bedroom 3



Playset



Side



Studio 2



Studio 3

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Studio 4

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