

**Residential**  
**302070 Sold****4331 COLD SPRINGS RD**  
**Trumansburg, NY 14886**

(31)

**L\$249,900**  
**C\$238,000** **Original List Price:** \$249,900**Closing Dt:** 07/16/2015**Style:** 2 Story**Bedrooms:** 4**Full Baths:** 2**Half Baths:** 0**Apx Liv Area SqFt:** 2,338**Price SqFt:** \$106.89**Sold Price SqFt:** \$101.80**Source SqFt:** Assessment Office**Year Built:** 1973**Driveway:** Gravel , Paved**Garage/Carport:** 1 Car , Garage , Under**Prop Sub-Type:** Single Family**County:** Tompkins**Hamlet/Subdivision:****Property Location:** Town of Ulysses**School District:** Trumansburg Central**Elementary School:** Trumansburg Central**Lake Rights/Descr.:** No Rights**Lake Name:** None

<b>Zoning:</b>	<b>Assessment:</b> 240000	<b>Deed Ref.:</b> 2014/8986	<b>Tax Map#:</b> 20.-4-1.3
<b>Curr. Tot. Taxes:</b>	<b>Apx Acreage:</b> 2.76	<b>Lot Size:</b> 364 X 421	<b>Survey:</b> Available - Lister
<b>Avg. Mo. Utilities:</b>			<b>Amps:</b> 200
<b>Deed Restrictions:</b> No	<b>Spec. Assess/Sur.:</b> No		

Apx Liv.Area SqFt			Full Baths			Half Baths		
<b>Basement:</b>			0			0		
<b>Main Level:</b>			1,642			1		
Lvl			Dimensions			Lvl		
<b>Living Rm:</b> Main			21 x 18			<b>Master Bedroom:</b> Upper		
<b>Dining Rm:</b> Main			17 x 11			<b>Bedroom 2:</b> Main		
<b>Kitchen:</b> Main			16 x 11			<b>Bedroom 3:</b> Main		
<b>Family Rm:</b>						<b>Bedroom 4:</b> Main		
						19 x 14		
						11 x 9		
						11 x 9		
						10 x 9		
						<b>Utility/Laundry:</b>		
						<b>Other Rm 1:</b> Main		
						<b>Other Rm2:</b>		
						12x12 SUNROOM		

**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 , Block**Exterior:** Wood Siding**Heat/Cooling:** Forced Air , Hot Water , Oil , Boiler , Ductless ,  
Other-See Remarks**Water Source:** Municipal-Existing , Other-See Remarks**Domestic Hot Water:** Electric**Sewer/Septic:** Septic**Insulation/Type:** Full , Fiberglass , Spray Foam-Bio Based**Energy Features:** Ceiling Fan(s) , Double Pane , Storm Door(s) ,  
Programmable Thermostat**Floor Coverings:** Laminate , Plank , Vinyl , Wall/Wall Carpet**Fireplace/Stove:** 1 , Insert , Masonry Stone**Appliances Convey:** Dishwasher , Dryer , Freezer , Range Hood ,  
Refrigerator , Stove-Electric**Other Rooms:** Formal Entry , Formal Dining**Interior Inclusions:** Cathedral Ceilings , Walk-in Closet(s) , CO Detector  
, Smoke Detector**Exterior Features:** Cable TV , High Speed Internet Avail , Patio , Pool-  
Above Ground , Storage Shed , Deck , Flower  
Gardens , Fruit Trees/Berries/Grape**Oil/Gas/Mineral Rights:** Not Leased**Green Certs.-Include Certs.:****Directions/House Color:** Cold Springs Road is off Route 96 near Jacksonville; house will be on the left before Halseyville Road. You can also  
access the house from Halseyville Road - driveway wraps around to both streets./ Redwood red**Public Description:** Convenient to Trumansburg or Ithaca, this semi-private home sits on a nice 2.76 acre lot. Vaulted ceilings in living room  
highlighted by stone fireplace, a large formal dining room filled with light and a spacious kitchen with tons of cabinets and counter space. You'll  
love spending time in the great 3-season porch with passive solar. Over 2300 sq. ft. with 4 bedrooms including a very large master suite with  
plank wood floors and very large bathroom. The basement is partially finished with slider to family room. Useable 1-car garage underneath; wrap-  
around driveway. Mature plantings. Lovely!**PREPARED BY****Alex Obinatu**  
**Agent Cert. :**  
**WARREN REAL ESTATE**  
**830 Hanshaw Rd.****Ithaca, NY 14850****Email :** [nobinatu@gmail.com](mailto:nobinatu@gmail.com)**Direct Ph# :** (607) 257-0666**Other Ph# :****Fax Ph# :** (607) 257-8801[http://  
www.warrenhomes.com](http://www.warrenhomes.com)

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Front view



Back view



Living room



Living room 2



Stone fireplace with insert

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Cheery kitchen



Lots of cabinets



Kitchen and living room view



Dining room



Dining room 2



Tons of cabinets

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Sunroom



Sunroom view 2



Master bedroom up



Plank floors in master bedroom



Large master bath



Another view of master bath

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Bathroom on main floor



Hallway to bedrooms, main floor



Wrap-around driveway

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Patio off sunroom



Sunroom on South side



Shed and yard



Paved parking area



Pool with new liner (2014)



Another South view

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View from 2nd driveway entrance

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