

Residential
137240 Sold**75 Sheldon Road**
Dryden, NY 13068**L\$109,900**
C\$105,730**Original List Price:** \$119,900**Closing Dt:** 04/09/2013**Style:** Ranch**Bedrooms:** 4**Full Baths:** 2**Half Baths:** 0**Apx Liv Area SqFt:** 2,016**Price SqFt:** \$54.51**Sold Price SqFt:** \$52.45**Source SqFt:** Assessment Office**Year Built:** 1995**Driveway:** Gravel , Other-See Remarks**Garage/Carport:** None**Prop Sub-Type:** Single Family**County:** Tompkins**Hamlet/Subdivision:****Property Location:** Town of Dryden**School District:** Dryden Central**Elementary School:** Dryden**Lake Rights/Descr.:** No Rights**Lake Name:** None

Zoning:	Assessment: 95,000	Deed Ref.: 744/52	Tax Map#: 40.-1-7.3
Curr. Tot. Taxes: \$3,032	Apx Acreage: 2.83	Lot Size: 231 X 556	Survey: Available - Lister
Avg. Mo. Utilities: \$60-elec			Amps: 200
Deed Restrictions: No	Spec. Assess/Sur.: No		

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:	2,016	2	0	Upper Level:	0	0	0

Lvl	Dimensions	Lvl	Dimensions	Lvl	Dimensions
Living Rm: Main	.16x13	Master Bedroom: Main	.13x14'5	Utility/Laundry:	
Dining Rm: Main	12x13	Bedroom 2: Main	.13x11	Other Rm 1:	
Kitchen: Main	.20x11	Bedroom 3: Main	.13x11	Other Rm2:	
Family Rm: Main	.12x11'7	Bedroom 4: Main	.13x11		

Disclosures: Agriculture District , Electric/Surcharge , Mineral Rights , Property Condition**Financing Remarks:****Construction:** Manufactured-Double/Triple**Roof:** Asphalt/F-Glass Shingle**Basement/Found.:** Crawl Space**Exterior:** Vinyl Siding**Heat/Cooling:** Propane , Furnace , Forced Air**Water Source:** Well**Domestic Hot Water:** Propane**Sewer/Septic:** Septic**Insulation/Type:** Full**Energy Features:** Ceiling Fan(s) , Double Pane , Storm Door(s) , Programmable Thermostat**Floor Coverings:** Laminate , Vinyl , Wall/Wall Carpet**Fireplace/Stove:** 1 , Wood Stove**Appliances Convey:** Dishwasher , Dryer , Range Hood , Refrigerator , Stove-Gas , Washer**Other Rooms:** Eat-in Kitchen , Formal Entry , Formal Dining , Main Level Master , Mudroom**Interior Inclusions:** Cathedral Ceilings , Skylight(s) , Walk-in Closet(s) , CO Detector , Smoke Detector**Exterior Features:** Cable TV , High Speed Internet Avail , Porch , Storage Shed , Flower Gardens**Oil/Gas/Mineral Rights:** Not Leased**Green Certs.-Include Certs.:****Directions/House Color:** Take Etna Rd towards Freeville, left on Wood, left on Sheldon, house on right. You can't see this house from the road./ White**Public Description:** Privately set on 2+ acres, this 4 bedroom/2 bath ranch is bright thru-out with oversized windows, large open kitchen with center isle, ample cabinetry and eat-in nook. Main level master suite with new carpet, bathroom with garden tub & separate shower. Vaulted ceilings, large living room w/fireplace open to dining room. Also has a family room/den with french doors. Nice covered porch. Mudroom with laundry. Over 2000 square feet. A comfortable and clean place to get away from it all!**PREPARED BY****Alex Obinatu**
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WARREN REAL ESTATE
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Deck/Patio



Bathroom 1



Bathroom 3



Dining Room



Bedroom - Other

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Additional View



Bedroom 3



Master Bedroom



Bedroom 2



Dining Room



Bathroom 1

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Living Room 2



Kitchen 1



Bathroom 2



FRONT PORCH



Additional 1



Master Bathroom

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