

Residential
138910 Sold**8 Peaceful Drive**
Ithaca, NY 14850**L\$275,000**
C\$270,000

Original List Price: \$275,000
Closing Dt: 09/19/2013
Style: Raised/Bi-Level
Bedrooms: 5
Full Baths: 2
Half Baths: 0
Apx Liv Area SqFt: 2,564
Price SqFt: \$107.25
Sold Price SqFt: \$105.30
Source SqFt: Assessment Office
Year Built: 1975
Driveway: Paved
Garage/Carport: 2 Car , Attached , Garage , Garage Door Opener

Prop Sub-Type: Single Family
County: Tompkins
Hamlet/Subdivision: ELLIS HOLLOW
Property Location: Town of Dryden
School District: Ithaca City
Elementary School: Caroline (DeW MS)
Lake Rights/Descr.: No Rights
Lake Name: None

Zoning: AGRICULTURE DISTRICT
Assessment: 225000
Deed Ref.: 49082/3001
Tax Map#: 75.-1-43.69
Curr. Tot. Taxes: 5567
Apx Acreage: .68
Lot Size: 127 X 224
Survey: Available - Lister
Avg. Mo. Utilities: \$370-O, \$75-E
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:	1,215	1	0
Main Level:	1,349	1	0	Upper Level:	0	0	0

Lvl	Dimensions	Lvl	Dimensions	Lvl	Dimensions
Living Rm: Main	17 X 15	Master Bedroom: Main	14 X 13	Utility/Laundry: Lower	9x9 APT.KITCH
Dining Rm: Main	11 X 10	Bedroom 2: Main	14 X 10	Other Rm 1: Lower	14 X 12 APT. BR
Kitchen: Main	12 X 11	Bedroom 3: Main	11 X 10	Other Rm2: Lower	14x13 APT. LR
Family Rm: Lower	25 X 15	Bedroom 4: Lower	12 X 11 APT. BR		

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

Construction: Frame
Roof: Asphalt/F-Glass Shingle
Basement/Found.: Finished , Full , Walk-Out Exterior , Block
Exterior: Wood Siding , Brick Facade

Energy Features: Double Pane , Programmable Thermostat
Floor Coverings: Hardwood , Tile , Vinyl , Wall/Wall Carpet
Fireplace/Stove: 1
Appliances Convey: Central Vacuum , Dishwasher , Dryer , Microwave , Range Hood , Refrigerator , Stove-Electric , Washer , Other-See Remarks

Heat/Cooling: Oil , Boiler , Baseboard , Hot Water
Water Source: Well

Other Rooms: Eat-in Kitchen , Three Season/Sun Room
Interior Inclusions: Water Softener-Owned , Whirlpool , CO Detector , Smoke Detector

Domestic Hot Water: Oil , Indirect Water Heater

Exterior Features: Cable TV , Fencing , High Speed Internet Avail , Patio , Storage Shed , Flower Gardens , Deck

Sewer/Septic: Septic
Insulation/Type: Full , Fiberglass

Oil/Gas/Mineral Rights: Not Leased
Green Certs.-Include Certs.:

Directions/House Color: Ellis Hollow Road, past intersection with Ellis Hollow Creek Road, right on Peaceful Drive, house on left.

Public Description: Ellis Hollow area cul-de-sac - just minutes to Cornell. Light-filled with large entry, living room with stone fireplace, maple hardwood floors and open to dining room. Lovely 3-season sun porch on SE side. Updated kitchen w/Ecco solid surface counters, new sink, faucet, tile backsplash, lighting & appliances. Wrap-around deck, fenced yard, newer storage shed & many new plantings. Lower-level includes a 2-bed in-law apartment, or use for more living space. Paved driveway. Covered patio with pavers & wood decking. Attached 2-car garage. Excellent overall move-in condition, a pleasure to view!

PREPARED BY

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<http://www.warrenhomes.com>

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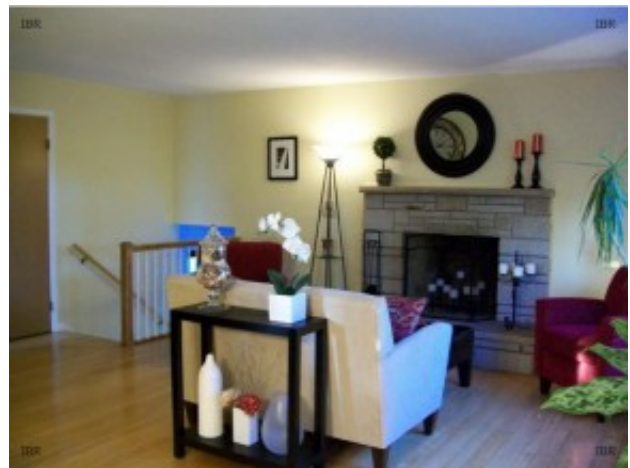
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Additional View



Landing.



Apt. Living Room



Kitchen



Kitchen

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Living Room



Living Rm & Fireplace



Apt. Living-Dining



Bedroom



Bedroom



Bedroom

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Bedroom



Bathroom



Laundry.



Landscaped Yard



More Landscaping



Back Porch

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Additional View



Shed



Resting Spot



Stone Pathways



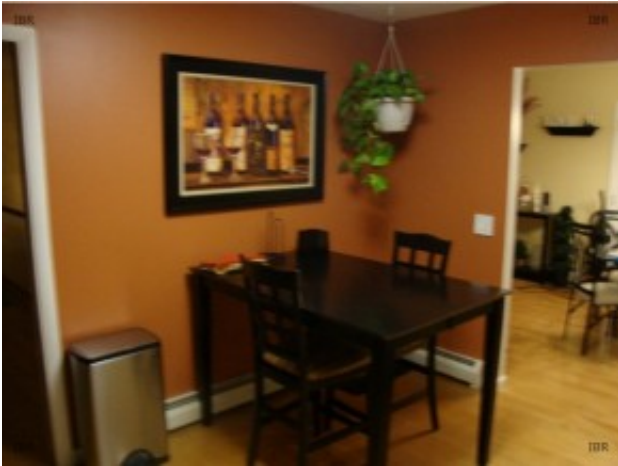
Additional View



Front Entry

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Kitchen 3



Apartment



Apt kitchen



Additional Inside 3



Apt bath

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