

**Residential**  
**141627 Sold****809 N AURORA STREET**  
**Ithaca, NY 14850****L\$289,900**  
**C\$302,430****Original List Price:** \$289,900**Closing Dt:** 10/16/2014**Style:** Colonial**Bedrooms:** 5**Full Baths:** 2**Half Baths:** 0**Apx Liv Area SqFt:** 2,016**Price SqFt:** \$143.80**Sold Price SqFt:** \$150.01**Source SqFt:** Assessment Office**Year Built:** 1981**Driveway:** Paved**Garage/Carport:** Detached**Prop Sub-Type:** Duplex/Two Unit**County:** Tompkins**Hamlet/Subdivision:** FALL CREEK**Property Location:** City of Ithaca**School District:** Ithaca City**Elementary School:** Fall Creek (Boy MS)**Lake Rights/Descr.:** No Rights**Lake Name:** None**Zoning:** R-2B**Assessment:** 210000**Deed Ref.:****Tax Map#:** 28.-5-15**Curr. Tot. Taxes:****Apx Acreage:** 0**Lot Size:** 44x146**Survey:** Not Available**Avg. Mo. Utilities:** \$130up, \$115down**Amps:** 150**Deed Restrictions:** No**Spec. Assess/Sur.:** No

Apx Liv.Area SqFt			Full Baths			Half Baths		
<b>Basement:</b>			0			0		
<b>Main Level:</b>			1,008			1		
Lvl			Dimensions			Lvl		
<b>Living Rm:</b> Main			23 X 14			<b>Master Bedroom:</b> Main		
<b>Dining Rm:</b>						<b>Bedroom 2:</b> Main		
<b>Kitchen:</b> Main			10 X 10 both			<b>Bedroom 3:</b> Upper		
<b>Family Rm:</b> Upper			23 X 17 LR UP			<b>Bedroom 4:</b> Upper		
						<b>Utility/Laundry:</b>		
						<b>Other Rm 1:</b> Upper		
						<b>Other Rm2:</b> Main		

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

**Construction:** Frame  
**Roof:** Asphalt/F-Glass Shingle  
**Basement/Foundation:** No Basement , Slab  
**Exterior:** Vinyl Siding

**Heat/Cooling:** Electric , Baseboard  
**Water Source:** Municipal-Existing  
**Domestic Hot Water:** Electric

**Energy Features:** Double Pane  
**Floor Coverings:** Vinyl , Wall/Wall Carpet  
**Fireplace/Stove:** None  
**Appliances Convey:** Dishwasher , Dryer , Refrigerator , Stove-Electric , Washer  
**Other Rooms:** Main Level Master  
**Interior Inclusions:** Cathedral Ceilings , CO Detector , Smoke Detector  
**Exterior Features:** Cable TV , High Speed Internet Avail , Porch-Enclosed/Screened , Sidewalk , Storage Shed , Flower Gardens , Vegetable Garden

**Sewer/Septic:** Municipal-Existing  
**Insulation/Type:** Full , Fiberglass , Rigid Foam

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

**Directions/House Color:** One block from Fall Creek elementary school. Taupe

**Public Description:** A rare find in Fall Creek. New in 1981, this is a true up/down duplex with space: 1008 sq. ft. on each level! Main level has two bedrooms, 1 bath with living/dining, kitchen & back porch. Upstairs has three bedrooms & 1 bath with valuted ceilings in living/dining, kitchen & enclosed porch. Laundry in both units. A detached barn/workshop (16'x44'), former ceramic studio, with concrete floor & electric. Additional storage shed for lawn/yard equipment. All muni services. 3-4 off street parking spaces. A great owner occupied or rental property. First time on the market since being built.

**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

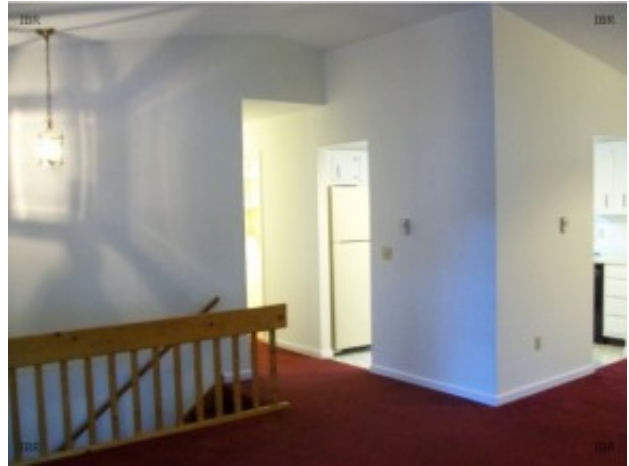


<http://www.warrenhomes.com>

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Gallery: Images 1 to 6 of 22



Living Room Up



Living Room Up



Kitchen Up



Kitchen Up



Kitchen Up

## Gallery: Images 7 to 12 of 22



LR to Kitchen Down



Living Room Down



Living Room Down



Living Room Up



Kitchen Down



Kitchen Down

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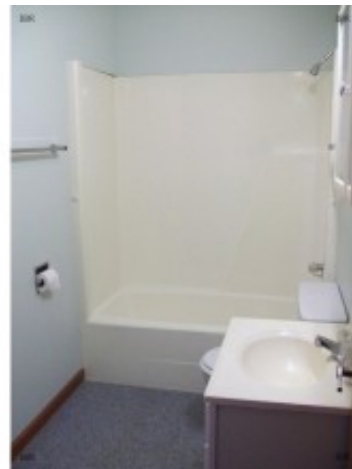
Kitchen Down



Bedroom Down



Bedroom Down



Bath Down



Bedroom 3 Up



Bedroom 3 Up

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Bedroom 4 Up



Bedroom 5 Up



Bath Up



Upstairs Entry

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