



Residential
136657 Sold

966 Indian Field Road
Genoa, NY 13071

L\$145,000
\$S\$135,000 ☒



Original List Price: \$159,950
Style: Ranch
Bedrooms: 3
Full Baths: 1
Half Baths: 0
Apx Liv Area SqFt: 2,280
Price SqFt: \$63.60
Sold Price SqFt: \$59.21
Source SqFt: Assessment Office
Year Built: 1972
Driveway: Gravel
Garage/Carport: 1 Car , Garage , Under

Prop Sub-Type: Single Family
County: Cayuga
Hamlet/Subdivision:
Property Location: Town of Genoa
School District: Southern Cayuga
Elementary School: Emily Howland
Lake Rights/Descr.: No Rights
Lake Name: None

List Date: 07/10/2012 **SA Comp:** 0% **BB Comp:** 3.5% **BrkAgt Comp:** 0%
Expire Dt: 01/13/2013 **BC-Show:** Yes **BC-Adv.:** No **BC-Neg.:** No
Pend Date: 10/30/2012 **Occupancy:** Owner **Possession:** Upon Closing **Sign:** Yes
Contingent Dt: **Org LA:** Christine CJ DelVecchio **Org SA:** Laurel Guy
Grs Sold Price: \$135,000 **Net Sold Price:** \$135,000 **DOM:** 174 **DUC:** 0
Closing Dt: 12/31/2012 **Type of Sale:** Intra-Office **Concess./Desc.:** \$0/ n/a **How Sold:** Conventional
Selling Agt: Laurel Guy (607) 227-1556 of WARREN REAL ESTATE (607) 257-0666 **Firm:** 41 **Agt:** 740

Zoning: AGRICULTURAL **Assessment:** 141,700 **Deed Ref.:** 1376/18 **Tax Map#:** 228.00-1-39
Curr. Tot. Taxes: \$3,136 **Apx Acreage:** 4.18 **Lot Size:** 453 X 401 **Survey:** Available - Lister
Avg. Mo. Utilities: \$75- 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			Lower Level:			0			0		
Main Level:			0			1			Upper Level:			0			0		
Lvl	Dimensions		Lvl	Dimensions		Lvl	Dimensions		Lvl	Dimensions		Lvl	Dimensions		Lvl	Dimensions	
Living Rm:	Main	22'7 X 13'5	Master Bedroom:	Main	14 X 12	Utility/Laundry:	Main	9 X 16	Living Rm:	Main	22'7 X 13'5	Master Bedroom:	Main	14 X 12	Utility/Laundry:	Main	9 X 16
Dining Rm:	Main	17'5 X 12'4	Bedroom 2:	Main	10'8 X 12	Other Rm 1:	Main	8'7 X 13'7	Dining Rm:	Main	17'5 X 12'4	Bedroom 3:	Main	19 X 19	Other Rm 2:	Main	8'7 X 13'7
Kitchen:	Main		Bedroom 4:	Main					Kitchen:	Main		Bedroom 4:	Main				
Family Rm:									Family Rm:								

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

Financing Remarks:

Showing: Keybox , Make Appointment-Owner

Owner: MULLIN, MEGAN E. **Owner Work/Home/Cell Ph.:** / (315) 289-2373
Owner 2: N/A **Owner 2 Work/Home/Cell Ph.:**
Owner Allows Address to be Used in Advertising: Yes **Allow AVM:** No **Allow Comments:** No
Type Listing: Excl. Right to Sale or Lease **Internet:** Yes

Construction: Frame **Energy Features:** Ceiling Fan(s) , Low-E , Double Pane
Roof: Asphalt/F-Glass Shingle **Floor Coverings:** Ceramic Tile , Vinyl , Wall/Wall Carpet
Basement/Foundation: Full , Unfinished , Walk-Out Exterior , Block **Fireplace/Stove:** None
Exterior: Composition **Appliances Convey:** Dishwasher , Dryer , Range Hood , Refrigerator , Stove-Electric , Washer
Heat/Cooling: Propane , Furnace , Forced Air **Other Rooms:** Eat-in Kitchen , Formal Entry , Main Level Master , Other-See Remarks
Water Source: Well **Interior Inclusions:** Smoke Detector
Domestic Hot Water: **Exterior Features:** Cable TV , Distant View , High Speed Internet Avail , Porch-Enclosed/Screened
Sewer/Septic: Septic **Oil/Gas/Mineral Rights:** Not Leased
Insulation/Type: Partial , Fiberglass **Green Certs.-Include Certs.:**

Directions/House Color: Route 34N past John Joseph Inn, left on Route 90 in Genoa, left on Indian Field Road, house on left/Plum.

Public Description: What great views from this updated country ranch set on 4+ acres. Formal tiled entryway with barrel ceiling leads into a beautifully updated kitchen cabinets (maple w/ cherry stain). A baker's delight with a large center isle, Corian counter & separate baking station. Oversized living room w/ 3 picture windows. Nice-sized updated bath w/ Jacuzzi tub & separate shower. This home also has an unfinished section w/ loads of potential to be an income or in-law apartment. Full basement with 1-car garage. Both sunrise & sunset views and there's always a fresh breeze!

Remarks for Agents Only: MA w/ owner with some notice (has to remove dogs). Lockbox on front door - key is for inside door (leave outside door unlocked). Great potential for additional living space with an attached 1-bedroom in-law apartment that is framed but unfinished (800 sf). Access is off 3rd bedroom (or family room, off entry). See list of 'More Details' in additional docs.

List Off: WARREN REAL ESTATE **List Agt:** Christine CJ DelVecchio **Agent#:** 834
Firm/Office: 41/0 **Phone:** (607) 227-3016 **Cell:** (607) 227-3016

