

**MLS #: T137566S (Sold) List Price: \$113,900**

**41 Penny Lane Ithaca, NY 14850**

CONTRACT DATE:	CLOSING DATE:	GROSS SOLD PRICE:	SELLER CONCESSIONS AMOUNT:	NET SOLD PRICE AFTER CONCESSIONS:	SELLER CONCESSIONS DESCRIPTION:	DAYS ON MARKET:	PRICE SQFT:
2/11/2013	4/23/2013	\$110,000	0	\$110,000	0	96	\$127.31



**ORIGINAL LIST PRICE:** \$113,900  
**SCHOOL DISTRICT:** Ithaca City  
**HAM LET/SUBDIVISION:** Commonland  
**TOWN/VILLAGE/CITY NAME:** Ithaca  
**COUNTY:** Tompkins  
**APX ACREAGE:** 0.02  
**LOT SIZE:** .02  
**GARAGE/CARPORT:** None  
**FIREPLACE/STOVE:** None  
**LAKE NAME:** None

**BEDROOMS:** 2  
**FULL BATHS:** 1  
**HALF BATHS:** 0  
**STYLE:** Contemporary  
**YEAR BUILT:** 1983  
**APX LIVING AREA SQFT:** 864  
**PRICE SQFT:** \$127.31  
**AVERAGE MONTHLY UTILITIES:** \$25 / \$90  
**CURRENT TOTAL TAXES:**  
**EXTERIOR:** Wood Siding  
**HEAT/COOLING:** Electric, Baseboard  
**ELEMENTARY SCHOOL:** Belle Sherman  
**DAYS ON MARKET:** 96

**DIRECTIONS/HOUSE COLOR:** East State St to Rte 79E (about 2 miles), right into Commonland, left on Penny Lane

**PUBLIC DESCRIPTION:** Thanks to the grand picture window of your delightful, future Commonland condo, the living-and-dining area comes alive w / nature—lush trees, flowers, grasses, buzzing bees & birdsong, a park-like yard. With two bdrms, one bath, and a very reasonable price, you don't want to miss this opportunity to live so closely to Cornell, Ithaca College & downtown, while escaping the responsibilities of owning a house. Plus, for those who enjoy the outdoors, you'll find trails, gorges, and six-mile creek only a short walk away.

**APPLIANCES CONVEY:** Dishwasher, Garbage Disposal, Microwave, Range Hood, Refrigerator, Stove-Electric

	Lvl:	Dimensions:		Lvl:	Dimensions:
Living Rm:	M	17.6 x 13.5	Master Bedroom:	U	13.4 x 9.3
Dining Rm:			Bedroom 2:	U	10.2 x 7.8
Kitchen:	M	7 x 5	Bedroom 3:		
Family Rm:			Bedroom 4:		
Utility/Laundry:			Other Room 1:		
Other Room 2:					

**ASSESSMENT:** 100000

**TAX MAP #:** 58.1-1-41

**AMPS:** 100

**DEED RESTRICTIONS:** Y

**FINANCING REMARKS:**

**BASEMENT/FOUNDATION:** No Basement, Block

**FLOOR COVERINGS:** Vinyl, Wall/Wall Carpet

**ENERGY FEATURES:** Double Pane, Storm Door(s), None

**WATER SOURCE:** Municipal-Existing

**SEWER/SEPTIC:** Municipal-Existing

**DRIVEWAY:** Gravel

**OIL/GAS/MINERAL RIGHTS:** Not Leased

**SHOWING INFORMATION:** Vacant-Go, Other-See Remarks

**CONSTRUCTION:** Attached/Common Wall

**ROOF:** Asphalt/F-Glass Shingle

**INSULATION/TYPE:** Full

**LAKE RIGHTS/DESCRIPTION:** No Rights

**OTHER ROOMS:** None

**INTERIOR INCLUSIONS:** A/C Window Unit(s), Walk-in Closet(s)

**EXTERIOR FEATURES:** Patio, Sidewalk

**SURVEY:** Available-Lister





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**WARREN REAL ESTATE**

**OFFICE NAME:** AUDREY EDELMAN REALTY USA (#:13)

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Information Herein Deemed Reliable but Not Guaranteed

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