



117 Dryden Harford Rd, Dryden, NY 13053

3 Bedroom 1 (1 0) Bathroom 1,260 SF \$200,000

On the edge of Dryden Village/Town, this sweet 3 bedroom raised ranch offers move-in condition with a modern flair including an open design between living room & large eat-in kitchen. You'll love the stone fireplace with electric insert for warm vibes radiating into main spaces! Afternoon light floods the living room through the big picture window. Many new updates – list available upon request. 2 of 3 bedrooms are large, with hardwood floors and an updated full bath on the South wing of the home. SE bedroom has slider doors to newer composite back deck. There's also a cozy covered upper back deck off kitchen. Full unfinished walk-out basement has plenty of room for storage, laundry and possible rec room. 1-car garage under with newly insulated ceiling. Don't miss the side yard near the Jim Schug/Dryden Lake trail, a bonus wooded area (Village lot). Easy commute to Syracuse, Cortland or Ithaca to Route 13 -> Route 81 corridor. Affordable, adorable and ready for new owners to enjoy!



Christine CJ DelVecchio

NYS Licensed Associate Real Estate Broker

Cellular: 607-227-3016 | Office: 607-257-0666
830 Hanshaw Rd. Ithaca NY 14850



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RESIDENTIAL**117 Dryden Harford Rd
Dryden, NY 13053****\$189,900****MLS#: 407740****Sold****Selling Price:** \$200,000.00**Selling Date:** 03/02/23**SP/LP:** 105.32**Pending Date:** 12/14/22
[Click here for More Photos:](#)

Property Subtype: Single Family
Style: Ranch
Bedrooms: 3
Bathrooms: 1 (1 0)
Apx Liv Area SqFt: 1260.00
Price SqFt: \$158.73
Year Built: 1963
Driveway: Paved
Garage/Parking: 1

County: Tompkins
Subdivision: Dryden Village &
Property Location: Dryden
School District: Dryden
Elementary School: Dryden
Waterfront: No
Waterfront Type: Creek

See Virtual Tour: https://unbranded.youriguide.com/117_dryden_harfor

Zoning: Assessment: 126500 Tax Map#: 48.-1-1
Curr Tot. Taxes: 4008.00 **Lot Size:** 0.7200 Acr **Survey:** Available
Avg. Mo. Utilities: \$188/NYSEG & **SqFt** 31363.00 **AMPS:** 100
Deed Restrictions: No **Deed Reference:** 55218/6002

	Apx Liv. Area SqFt	Full Baths	Half Baths		Apx Liv. Area SqFt	Full Baths	Half Baths
Basement:	0	0	0	Lower Level:	1244	0	0
Main Level:	1260	0	0	Upper Level:	0	0	0

Living Rm: 14x22 Level: Upper **Master Bedroom:** 13x15 Level: Upper **Utility/Laundry:**
Dining Rm: **Bedroom 2:** 13x15 Level: Upper **Other Room 1:**
Kitchen: 14x17 Level: Upper **Bedroom 3:** 10x12 Level: Upper **Other Room 2:**
Family Rm: **Bedroom 4:** **Den/Office:**

Disclosures Available: Agriculture District, CO Detector, Electric/Surcharge, Property Condition, Smoke**Financing Likely:** Cash, Conventional

Constructio Existing **Fencing:** Back Yard, Partial, Wood **Fireplace:** 1 Electric, Insert
Const Type: Frame **Ext Features:** Deck, Fencing, Porch, Stream **Energy Feat:** Double Pane, Prog Thermostat, Single
Siding: Asbestos, Wood, Other - See Remarks **Water Src** Well, Other - See Remarks
Basement: Concrete Floor, Full, Interior **Sewer/Septic:** Private Septic, Other - See Remarks
Foundation: Block **Insul Type:** Fiberglass **Heat/Cool:** Ceiling Fan, Forced Air, Furnace, Natural
Other Rooms: **Roof:** Asphalt **Dom Hot Wtr:** Natural Gas
Interior Features: Eat-in Kitchen **Floor Cover:** Hardwood, Laminate, Vinyl
Appliances that will Convey: Dishwasher, Dryer, Refrigerator, Stove-Gas, Washer, Wtr Treatmnt Leased

Directions: Right on the line between Town and Village of Dryden - South St is Dryden Harford Road (just across from Logan's Run).

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Presented By:**Christine CJ DeVecchio**

Lic: 30DE0840160
 Cellular: 607-227-3016
 Direct: 607-330-5212

Email: cj@cjhomes.com
 Web Page: <http://www.cjhomes.com>

Warren Real Estate

Broker Lic.: 31WA1115996
 830 Hanshaw Rd. Ithaca NY 14850

607-257-0666
 Fax: 866-309-3188

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