



MLS#: **R1685962** **Single Family Residential** **Incomplete**
619 Ridge Rd List Price: **\$424,900**
 County: **Tompkins** Zip: **14882** Acres: **1.56**
 Town/City: **Lansing** Pstl City: **Lansing** Cross St: **Sperry Lane**
 Area #: **Lansing-503289**
 Subdivision: Lot Front: **170**
 TxMap#: **503289-026-000-0003-001-002-0000** Lot Depth: **361**
 Addl TxMap#: Lot Shape: **Irregular**
 City Nghbrhd: Lot #: **2,165 [2,052]**
 School Dist: **Lansing** AboveGrade Sq: **[2,052]**
 High School: Fin Bsmnt SqFt: **[]**
 Middle School: SqFtSource: **Appraiser**
 Elem School: Year Built: **1962**
 Yr Blt Desc: **Existing**
 # Photo: **16**

Waterfront/Water

Waterfront: **No** Island/Name: **No** Riparian Rgts: **No**
 Water Related Features: **Water View**

General Information

Style of Res: Ranch	Full Baths: 2	Bedrooms: 3	1st Flr: 3	2nd Flr: 0	3rd Flr: 0	4th Flr: 0	Bsmnt: 0	Total: 3	Beds Full: 2	Half: 1
Built By:	Half Baths: 1	Total Rooms: 13	2nd Flr: 0	3rd Flr: 0	4th Flr: 0	Bsmnt: 0	Total: 0			
Stories: 1.0	Tot Baths: 2.1	# Beds/Sept:								
Constr Mtrls: Cedar, Frame, Wood Siding										
Driveway: Blacktop, Circular, Parking Area, Turnaround										
Garage: 2.0/Attached										
Lot/Addtl Info: Near Public Trails, Slope View		Roof Descr: Asphalt								
Attic: Scuttle Access		Foundation: Block								
OGM Rsrvd: No		Timber Rsrvd: No								
Basement: Full, Partially Finished										

Public Remarks: **Renovated Ranch near Lansing Schools and Myers Park/Marina - ready to move in this summer! A complete transformation of this solid and spacious main-level living home, with a long list of improvements available to review. Notably the big ticket items have been done: roof, porch and deck, interior and exterior painting, 4 new AC minisplits, luxury-vinyl flooring, farmhouse kitchen, 2.5 baths! A modern look for today's busy lifestyles, this is a home you enjoy coming back to everyday and best of all - distant Cayuga lake views! Open living/dining with brick fireplace featuring low-maintenance electric fireplace insert with remote. An eat-in kitchen with all new butcher block counters, newer Stainless fridge, stove and range hood, farmhouse sink, refurbished cabinets and hardware. Main level laundry room with barn door acts as a mudroom with side entry for backyard activities. Primary suite with oversized bedroom and fully updated bath with soaking tub, newer double vanity, a walk-in shower and barn door accent. New carpeting in 2 of 3 bedrooms plus the 3rd bedroom has a half bath too. 2nd full bath off main hallway is all brand new with walk-in shower. 2 big picture windows in living room and dining room overlooking back yard and new back deck. A full basement with rec room and gym space and a ton of storage space. There are 2 storage sheds for garden tools and an attached 2-car garage with 2-step entry! Conveniently located with Lansing Schools on the drop off way to work in Ithaca. Enjoy daily adventures at Myers Park, a free treasure for Lansing residents! Also close to Ludlowville Falls, Sims Jennings Preserve and Salt Point Natural Area. Discover what living in Lansing offers!**

Unbranded VT:
 Aerial Drone Video:
 Virtual Tour 3D:

Directions: **Just past Lansing Schools on Ridge Road, on left before Sperry Lane**

Interior & Exterior Features

Room	Flr	Dim	Living Room	1st	Total FP: 1	# Artificial:	1
Foyer	1st					# Gas:	0
Dining Room	1st		Kitchen	1st		# Pellet:	0
Laundry	1st		Bedroom 1	1st		# Wood Burning:	0
Bedroom 2	1st		Bedroom 3	1st		# Wood Stove:	0
Family Room	Bsmnt		Storage Room	Bsmnt		# Coal:	0
Add'l Rooms:	1st Floor Bedroom, 1st Floor Primary Bedroom, 1st Floor Primary Suite, Basement / Rec Room, Foyer/Entry Hall, Laundry-1st Floor, Living Room, Primary Bedroom Bath, Storage Room, Workshop					# Other:	0
Add'l Interior Features:	Ceiling Fan, Circuit Breakers - Some, Copper Plumbing - Some, High-Speed Internet Available, Sauna					# Freestanding:	0
Add'l Exterior Features:	Cable TV Available, Deck, Garage Door Opener, Pool-Above Ground, Porch - Covered, Thermal Windows - Some					# Not Rep to Code:	0
Add'l Struct:	Shed						
Kitch/Dining:	Breakfast Bar, Eat-In, Living/Dining Combo, Solid/Hard Surface						
Appliances:	Dishwasher, Dryer, Oven/Range Electric, Range Hood-Exhaust Fan, Refrigerator, Washer						
Accessibility:	No Step Shower						
Floor:	Vinyl-Luxury-Some, Wall To Wall Carpet-Some						

Utilities Information

HVAC Type:	AC-Multi-Zone, Baseboard, Hot Water, Mini-Split, Multi-Zone, Programmable Thermostat	Sewer:	Septic
HVAC Fuel:	Electric, Oil	Water:	Other - See Remarks, Public Connected
Electric:	Connected	Insulation:	Fiberglass Insulation
Water Htr Fuel:	Electric	Septic Location:	back yard
Emerg Backup:		Energy Eqpt:	Oil Tank-In Basement
Type of Well:	Drilled	Well Location:	by garage
ENERGY STAR® Qualified:	Appliances		
Grn Bld Vr Type:			
Grn Indoor Air Q:			
Grn Water Cnsrv:			

Financial Information

Possible Fin:	Cash, Conventional	Type of Sale:	Normal	Town/Cnty Tax:	\$2,567
1st Mtg Bal:	\$0	Equity:	\$424,900.00	City/Vil Tax:	\$0
2nd Mrt Bal:	\$0			School Tax:	\$5,867
Tax Info:				Total Taxes:	\$8,434
Assess Val:	\$325,000	Annl Spc Assess:	\$0	Lot Rent:	
HOA Pay Desc:	None				
HOA Fee:		DOM:	0	Closed Date:	
HOA Amen:				MLS#:	R1685962

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