

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			Apx Liv.Area SqFt			Full Baths			Half Baths		
Basement:			0			0			Lower Level:			0			0		
Main Level:			1,008			1			Upper Level:			1,008			1		
Lvl			Dimensions			Lvl			Dimensions			Lvl			Dimensions		
Living Rm: Main			23 X 14			Master Bedroom: Main			13 X 12.6			Utility/Laundry:					
Dining Rm:						Bedroom 2: Main			11 X 10			Other Rm 1: Upper			10 X 10 BR 3		
Kitchen: Main			10 X 10 both			Bedroom 3: Upper			13 X 13			Other Rm2: Main			12 X 12 PORCHES		
Family Rm: Upper			23 X 17 LR UP			Bedroom 4: Upper			10 X 11								

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

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

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

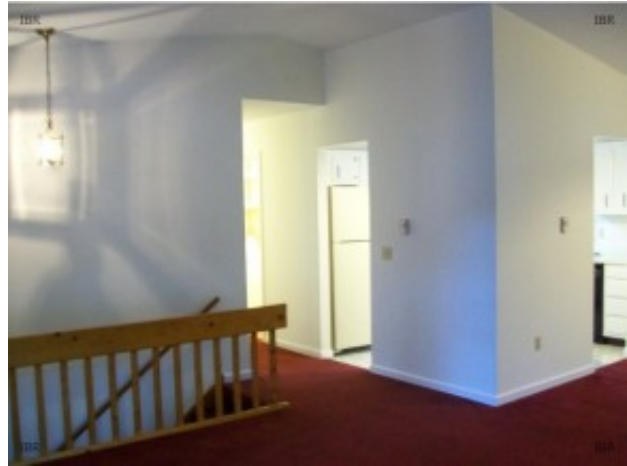
**Ithaca, NY 14850****Email :** nobinatu@gmail.com**Direct Ph# :** (607) 257-0666**Other Ph# :****Fax Ph# :** (607) 257-8801

<http://www.warrenhomes.com>

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Living Room Up



Living Room Up



Kitchen Up



Kitchen Up



Kitchen Up

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LR to Kitchen Down



Living Room Down



Living Room Down



Living Room Up



Kitchen Down



Kitchen Down

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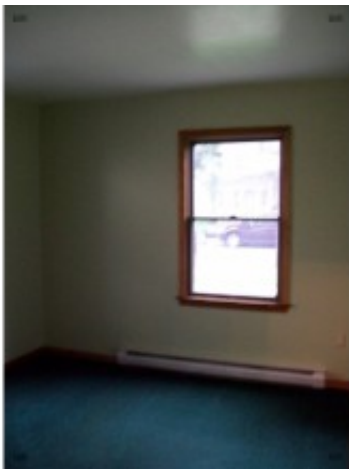
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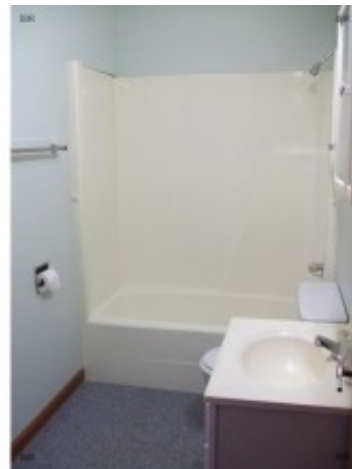
Kitchen Down



Bedroom Down



Bedroom Down



Bath Down



Bedroom 3 Up



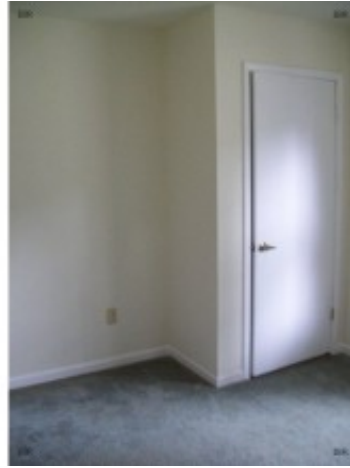
Bedroom 3 Up

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Bedroom 4 Up



Bedroom 5 Up



Bath Up



Upstairs Entry

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