

Residential
311936 Active**18 Windjammers Way**
Lansing, NY 14850**L\$720,000**

Original List Price: \$740,000
Style: Contemporary
Bedrooms: 5
Full Baths: 5
Half Baths: 0
Apx Liv Area SqFt: 4,883
Price SqFt: \$147.45
Source SqFt: Assessment Office
Year Built: 1996
Driveway: Paved
Garage/Carport: 3 Car , Attached , Garage , Garage Door Opener

Prop Sub-Type: Single Family
County: Tompkins
Hamlet/Subdivision: Lakewatch
Property Location: Town of Lansing
School District: Lansing Central
Elementary School: Lansing Central
Lake Rights/Descr.: Lake View
Lake Name: Cayuga

Zoning: Residential **Assessment:** 630000 **Deed Ref.:** 2013/2451 **Tax Map#:** 36.-1-52
Curr. Tot. Taxes: **Apx Acreage:** 1.12 **Lot Size:** 185 x IRR **Survey:** Available - Lister
Avg. Mo. Utilities: 205 **Spec. Assess/Sur.:** No **Amps:**
Deed Restrictions: Yes

Apx Liv.Area SqFt			Full Baths	Half Baths	Apx Liv.Area SqFt			Full Baths	Half Baths
Basement:			0	0	Lower Level:	1,200	1	0	
Main Level:	1,989		1	0	Upper Level:	1,326	3	0	
Lvl	Dimensions	Lvl	Dimensions	Lvl	Dimensions	Lvl	Dimensions		
Living Rm: Main	16 x 13	Master Bedroom: Upper	27 x 19 WOW	Utility/Laundry: Main	10'3 x 6'5				
Dining Rm: Main	17 x 14	Bedroom 2: Upper	15 x 14	Other Rm 1: Lower	33 x 13				
Kitchen: Main	20 x 25	Bedroom 3: Upper	13 x 12	Other Rm2: Lower	16'7 x 14'5				
Family Rm: Main	23 x 19	Bedroom 4: Main	13 x 12						

Disclosures: Agriculture District , Electric/Surcharge , Mineral Rights , Property Condition**Financing Remarks:**

Construction: Frame **Energy Features:** Ceiling Fan(s) , Double Pane , Low-E , Programmable Thermostat
Roof: Asphalt/F-Glass Shingle **Floor Coverings:** Ceramic Tile , Hardwood , Tile , Vinyl , Wall/Wall Carpet , Wood
Basement/Found.: Finished , Full , Walk-Out Exterior , Poured , Interior **Fireplace/Stove:** 2
Exterior: Wood Siding **Appliances Convey:** Cook-Top , Dishwasher , Dryer , Garbage Disposal , Microwave , Refrigerator , Stove-Electric , Wall Oven , Washer
Heat/Cooling: Central Air Conditioning , Forced Air , Natural Gas **Other Rooms:** Eat-in Kitchen , Formal Entry , Formal Dining , Main Level Master , Mudroom , Office
Water Source: Municipal-Existing **Interior Inclusions:** Cathedral Ceilings , Security System Available , Sump Pump , Walk-in Closet(s) , Whirlpool , Window Covering(s) , CO Detector , Smoke Detector
Domestic Hot Water: Electric , Tank **Exterior Features:** Cable TV , Distant View , High Speed Internet Avail , Patio , Porch , Deck
Sewer/Septic: Septic **Oil/Gas/Mineral Rights:** Not Leased
Insulation/Type: Full **Green Certs.-Include Certs.:**

Directions/House Color: From reach run turn left onto Windjammers. Blue house tucked-in on the right hand side at end of cul-de-sac. Don't miss the beautiful set of trail's run by the Cornell Plantations, Edwards Lake Cliffs Preserve. It's just down the st from this property at the corner of Smuggler's Path & Teeter Rd. Great hiking and running especially for dog lovers! Just a 2-min walk from house.

Public Description: Spacious Luxury home w/open floor plan. Large, light filled rooms w/great flow. Dramatic 2 story great room offers lake views accented by a stone fireplace. Huge open kitchen w/island, double ovens & pantry. Elegant formal entry w/dining room to one side & office to the other. 2nd floors w/Expansive master suite w/lake views & sitting area w/fireplace. Huge WIC! 2 more bedrooms w/en-suite & walk in closets. Finished lower level W/ a 5th bedroom w/en-suite perfect for guests, office, playroom, workout room & wet bar! Walk out to stone patio. Your search is over.

PREPARED BY

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