

Recent Improvements to the property include:

- Solar panels for electricity, tied into the grid (\$25/month average elec usage)
- Newer front deck ~5years
- Newer bathroom vanities & lighting
- Freshly painted interior
- New carpet in 2 bedrooms and office (4th bedroom) in original part of house
- Master bedroom carpet professional cleaned
- New garage door on 24'x26' detached garage
- House and garage newly sided in 2014

Utility & Tax Info:

- Owners use pellet stove in winter to heat- 4 tons per year averages \$80/month
- Oil heat used only as backup; supplier is Mirabito
- Solar panels installed by Earthsponse in 2010; fully paid off and warrantied through 10/2020
- Water heater is ~13 years; 52 gallons
- Taxes based on assessment of \$160,000 (which is not including 1990 addition) = \$5,234/yr
 - Town/County tax rate of \$10.29 = \$1,646
 - School tax rate of \$22.43 = \$3,588

More details of interest:

- The original home was built in 1973 and was modular construction with poured foundation
- The 1989/1990 addition was frame-built and included the formal dining room, master bedroom suite and basement area with block foundation
- There are mature blueberry bushes and asparagus beds as well as a garden area
- Well is located in the front yard
- Septic located in the back yard near garden area
- Paved driveway with turnaround area accommodates lots of guest parking
- TCAT bus to Cornell or Ithaca; Route 40/43 with pickup nearby: www.tcatbus.com