

Client Detail Report

Listings as of 08/21/19 at 12:44pm

Active 08/21/19 **Listing # 400398** **Listing Price: \$865,000**
County: Tompkins



Property Type	Residential	Property Subtype	Single Family
Neighborhood	Tompkins County	Hamlet/Subdi	West Shore
Beds	4	Apx. Living Area/Building SqFt	3199 Agent Measured
Baths(FH)	2 (2 0)	Price/Sq Ft	\$270.40
Year Built	1900	Waterfront	Yes
Tax Map #	PT 30.-3-18	Lot Sq Ft (approx)	108900
		Lot Acres (approx)	2.5000

[See Additional Pictures](#)

School District Ithaca

ELEM Enfield

MIDD Boynton

Directions Taughanock Blvd, 2.7 miles North of Hangar Theatre, 1/2 mile South of Ithaca Yacht Club

Public Remarks Are you ready to be whisked away? Perfectly situated on a 2.5 acre lot with 200' of Cayuga lake frontage, this majestic home has been off-the-market for 42 years and now it could be yours! Distinctive in both it's ambience and location, this landmark 4 bed/2 bath home was designed by famed Ithaca architect C.L. Vivian and built in 1900. Enter to a dramatic mezzanine level and be wowed by the birds-eye view of the great room and it's towering brick fireplace. Entertain on the gracious 65' lakeside porch which adds 750 sq. ft of space to the home. Step- down from the porch to enjoy an expansive and level lakefront lawn, (a very rare find for the area) and two water-entry points. Beaches also accessible via established foot/ATV trail. Spend afternoons discreetly sunbathing on the back deck. Read a book or watch the sailboats pass by from the restored dock house. Short drive to Finger Lakes wineries and parks. Ithaca Schools and just 15 minutes to Cornell Isn't it time to Rest-A-While?

Property Location	Ulysses	Current Total Taxes	0.00
Survey	Available	OilGasMineralRights	Not Leased
AMPS	200	Deed Restrictions	Unknown
Bsmt Lev Aprx Sqft	0	#Bsmt Lev Full Baths	0
#Bsmt Lev Half Baths	0	LowerLevAprxSqft	0
#Lower LevFull Baths	0	#Lower LevHalf Baths	0
MainLevAprxSqFt	1881	#Main Lev Full Baths	1
#Main Lev Half Baths	0	UpperLevAprxSqft	1381
#UpperLevFullBaths	1	#UpperLevHalfBaths	0
Dining Room	11.90x14.50 Level: Main	Kitchen	9.50x16 Level: Main
Great Room	18.40x20.40 Level: Main	Utility/Laundry	18.40x6 Level: Main
Master Bedroom	18.40x11.10 Level: Upper	Bedroom 2	14.30x12.10 Level: Upper
Bedroom 3	8.70x11.80 Level: Upper	Bedroom 4	12x14.40 Level: Main
Other Room 1	19.30x22 Level: Main	Waterfront	Yes
Waterfront Type	Lake, Level Beach Access, Navigable Water, Seawall, Year Round	Lake Name	Cayuga
Lake Features	Lake View, Boat Hoist, Dock, Lake Front	Lake Privileges	Deeded, Owned
Style	Colonial, Other - See Remarks	Construction	Existing
Construction Type	Frame	Siding	Vinyl, Wood
Exterior Features	Deck, Distant View, Flower Gardens, FruitTrs/Berries/Grp, Lake View, Patio, Porch, Porch-Enclosed/Scrn, Storage Shed	Insulation/Type	Fiberglass, Spray Foam, Unknown
Roof	Asphalt	Basement	Dirt Floor, Partial/Mixed, Unfinished, Walkout Ext Access
Foundation	Block, Poured, Stone	Garage/Parking	Additional, Detached, Garage, Other - See Remarks
Driveway	Paved, Shared/Right-of-Way, Other - See Remarks	Fencing	None
Interior Features	Attic Pull-DownSteps, Built-Ins, CO Detector, Exposed Beams, Kitchen Island, Sauna, Skylight(s), Smoke Detector, Window Covering(s)	Other Rooms	Eat-in Kitchen, Formal Entry, Main Level Master
Appliances Convey	Dishwasher, Dryer, Refrigerator, Stove-Gas, Washer	Floor Coverings	Ceramic Tile, Hardwood
Energy Features	Double Pane, Storm Window(s)	Heat/Cooling	Baseboard, Ceiling Fan, Electric, Forced Air, Furnace, Propane Tank Leased, Zoned
Fireplace/Stove	Insert, Wood Burning FP	# Fireplace/Stoves	1
Sewer/Septic	Holding Tank, Private Septic, Sand Filter	Water Source	Lake, Other - See Remarks
Domestic Hot Water	Propane Tank Leased, Tank	Disclosures	Agriculture District, CO Detector, Electric/Surcharge, Lead, Mineral Rights, Property Condition, Smoke Detector, Uncapped Gas Well
Possession	Upon Closing	Road Responsibility	Road Mntnc Agrmt
HOA	No	Green Features Stmt	No

Presented By:



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[http:// www.warrenhomes.com](http://www.warrenhomes.com)

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U.S. Patent 6,910,045

