



Active  
Listing # 402412

2505 Danby Rd  
Willseyville, NY 13864-1015

List Price: \$224,900



**Original Price:** \$224,900  
**Style:** Chalet  
**Beds:** 2  
**Baths (F/H):** 1 (1 0)  
**Approx Sq. Ft.:** 1,053  
**Price/Sq Ft:** 213.58  
**Lot Sq Ft (approx):** 12.6000  
**Year Built:** 1990  
**Driveway:** Gravel,Shared/Right-of-  
**Garage Spaces:** 0

**Property Subtype:** SngFam  
**County:** Tompkins  
**Neighborhood:** South Hill  
**District:** Ithaca  
**Property Loc.:** Danby  
**Subdivision:** Danby  
**Lake Privileges:**  
**Lake Name:** Other - See Remarks

[Additional Photos](#)  
[Client Detail and Documents](#)

**Zoning:** low density residential &  
**Current Total Taxes:** 5717.00  
**Avg Mo Utilities:** Elec: \$67; see remarks  
**Assessment:** 202000  
**Lot Acres:** 12.6000  
**Deed Restrictions:** Yes  
**Deed Ref.:** 2015/6109  
**Lot Size:** approx 2000' along  
**Survey:** Available  
**AMPS:** 200

**Living Room:** 11.60x17 Level: Main  
**Dining Room:**  
**Kitchen:** 7.80x12 Level: Main  
**Family Room:**  
**Basement:** Concrete Floor,Full,Interior Entry,Unfinished,Walkout Ext Access  
**Master Bedroom:** 12x14.30 Level: Upper  
**Bedroom 2:** 13.50x9.50 Level: Upper  
**Bedroom 3:**  
**Bedroom 4:**  
**Main Lev Aprx Sq Ft:** 702  
**Upper Lev Aprx Sq Ft:** 351  
**#Main Lev Full Baths:** 1  
**#Main Lev Half Baths:** 0

**Insulation/Type:** Fiberglass,Full  
**Floor Coverings:** Wall/Wall Carpet,Wood  
**Fireplace/Stove:** Wood Burning,Other - See Remarks  
**# of Fireplaces/Stoves:** 1  
**Appliances Convey:** Dishwasher,Dryer,Refrigerator,Stove-Gas,Washer,Wtr Treatmnt Owned  
**Energy Features:** Double Pane,Photovoltaic SysGrid,Prog Thermostat,Storm Door(s)  
**Heating/Cooling:** Baseboard,Boiler,Ceiling Fan,Hot Water,Outdoor,Propane Tank  
Leased,Solar,Wall Heater,Wood  
**Interior Features:** Cable TV,Cathedral Ceilings,CO Detector,High Speed Int Exist,Open  
Floorplan,Root Cellar,Smoke Detector,Window Covering(s)  
**Style:** Chalet  
**Construction:** Existing  
**Construction Type:** Frame  
**Siding:** Wood  
**Roof:** Asphalt  
**Foundation:** Block  
**Garage/Parking:** 4+ Car  
**Driveway:** Gravel,Shared/Right-of-Way  
**Fencing:** Livestock,Wood  
**RV Hookup:** No  
**Sewer/Septic:** Private Septic  
**Water Source:** Well

**Exterior Features:** Barn,Chicken Coop,Deck,Distant View,Fencing,Flower Gardens,FruitTrs/Berries/Grp,Livestock Facilities,Storage

**Disclosures:** Agriculture District,CO Detector,Electric/Surcharge,Mineral Rights,Property Condition,Smoke Detector,Uncapped Gas Well

**Financing Remarks:**

**Directions :** Located on Danby Rd, south of the hamlet. When heading south, the house is on the left, just past the intersection with South Danby Road.

**Description:** A diamond in the rough that will be the ideal property for people with vision, energy and a bit of cash. This magical 12.6 acre homestead is located in the Town of Danby. Kids attend South Hill Elem. in the ICSD. Gorgeous Danby Creek flows through it & Danby State Forest adjoins to east. Existing FLLT Conservation Easement. The 1990 solidly constructed 2 br, 1 full bath chalet style home has all the elements of self-sufficient living including:Spectrum broadband, 3.5 kW solar array, a reliable well, greenhouse, outdoor wood furnace that can supply all warmth and domestic hot water, modern 2 story barn, detached studio/meditation building heated by wood stove, rainwater collection system and lovely deck w/distant views of Durfee Hill. Traditional hot water tank and propane furnace back-up &

**Presented By:**



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