



Active
Listing # 405314

2 Spyglass Ridge

Ithaca, NY 14850-8508

List Price: \$595,000



Original Price: \$595,000
Style: Colonial
Beds: 5
Baths (F/H): 6 (4 2)
Approx Sq. Ft.: 4,830
Price/Sq Ft: 123.19
Lot Sq Ft (approx): 1.0000
Year Built: 1992
Driveway: Paved
Garage Spaces: 0

Property Subtype: SngFam
County: Tompkins
Neighborhood: Unknown
District: Lansing
Property Loc.: Lansing
Subdivision: Lakewatch community
Lake Privileges:
Lake Name:

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

Zoning: R1
Current Total Taxes: 23227.00
Avg Mo Utilities: Gas=\$110/Elec=\$120

Assessment: 775000
Lot Acres: 1.0000
Deed Restrictions: Yes

Deed Ref.: 2020/3537
Lot Size:

Survey:
AMPS: 200

Living Room: 16.90x21.80 Level: Main	Master Bedroom: 21.10x19.30 Level: Upper	Main Lev Aprx SqFt: 0
Dining Room: 13.70x16 Level: Main	Bedroom 2: 11.40x15.70 Level: Upper	Upper Lev Aprx Sqft: 0
Kitchen: 21.10x19.70 Level: Main	Bedroom 3: 13.80x13.11 Level: Upper	#Main Lev Full Baths: 0
Family Room: 17.30x15.70 Level: Lower	Bedroom 4: 10.90x10.11 Level: Upper	#Main Lev Half Baths: 2
Basement: Full, Partially Finished, Walkout Ext Access		

Insulation/Type: Fiberglass, Full
Floor Coverings: Ceramic Tile, Hardwood, Wall/Wall Carpet
Fireplace/Stove: Gas Fireplace, Wood Burning
of Fireplaces/Stoves: 4

Appliances Convey: Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove-Gas, Washer

Energy Features: Double Pane, Prog Thermostat, Storm Door(s)

Heating/Cooling: Ceiling Fan, Central Air Cond, Forced Air, Furnace, Natural Gas

Interior Features: Built-Ins, Cable TV, Cathedral Ceilings, CO Detector, High Speed Int Exist, Kitchen Island, Pantry, Pool, Security Sys Avail, Smoke Detector, Walk-In Closet(s), Window Covering(s)

Style: Colonial
Construction: Existing
Construction Type: Frame
Siding: Brick Facade, Wood
Roof: Asphalt
Foundation: Poured
Garage/Parking: 3 Car, Garage, Garage Door
Driveway: Paved
Fencing: Partial
RV Hookup: No
Sewer/Septic: Private Septic
Water Source: Municipal-Existing

Exterior Features: Deck, Distant View, Fencing, Flower Gardens, Gazebo/Pergola, Lake View, More Land Available, Patio, Pool - In Ground, Porch

Disclosures: Agriculture District, CO Detector, Electric/Surcharge, Lead, Mineral Rights, Smoke Detector, Uncapped Gas Well, Other - See Remarks

Financing Remarks:

Directions : From City of Ithaca: Rte 13N. Take exit leading to East Shore Drive, heading north away from the City. Travel 3.9 miles. Make left onto East Shore Circle. Turn left onto Reach Run. In 2/10 of mile, left onto Spyglass Ridge. House is immediately on your right. Brick facade

Description: This fabulous and substantial 1990s colonial style home features almost 5000 sq.ft. w/two levels of lake views & a finished lower level PLUS an adjoining level building lot to the west, known as Lot 20 on Captains Walk. House and lot listed separately but must be sold together for the convenience of the Trust. Lot is priced at \$200k, MLS # 405384. The home offers 5 bedrooms, 4 full baths and 2 more half baths. Dramatic two-story entry opens to sunken living room and huge chef's kitchen, each with lake views, a fireplace and direct access to the deck, patio, and in-ground pool. Gorgeous long lake views to the north and south, mature landscaping and an oversized 3 car garage. House is served by Spectrum internet, natural gas and municipal water. Kids can attend Lansing schools, a short distance away. Some imagination (and budget!) is best for the right homebuyer. Call your Realtor

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