



Active  
Listing # 403622

**565 Scofield Rd**  
Groton, NY 13073-9737

List Price: \$224,900



**Original Price:** \$224,900  
**Style:** Ranch  
**Beds:** 3  
**Baths (F/H):** 2 (2 0)  
**Approx Sq. Ft.:** 1,378  
**Price/Sq Ft:** 163.21  
**Lot Sq Ft (approx):** 1.0260  
**Year Built:** 2013  
**Driveway:** Gravel  
**Garage Spaces:** 0

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

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

**Zoning:** Residential      **Assessment:** 210000      **Deed Ref.:** 58321/7001      **Survey:** Available  
**Current Total Taxes:** 6710.00      **Lot Acres:** 1.0260      **Lot Size:** 187' x 300'      **AMPS:** 200  
**Avg Mo Utilities:** \$50 elec      **Deed Restrictions:** No

**Living Room:**      **Master Bedroom:** 11.10x17.40 Level: Main      **Main Lev Aprx Sq Ft:** 1374  
**Dining Room:**      **Bedroom 2:** 8.70x8.30 Level: Main      **Upper Lev Aprx Sq Ft:** 0  
**Kitchen:** 15.11x19.10 Level: Main      **Bedroom 3:** 8.30x9.90 Level: Main      **#Main Lev Full Baths:** 2  
**Family Room:**      **Bedroom 4:**      **#Main Lev Half Baths:** 0  
**Basement:** Concrete Floor, Full, Unfinished

**Insulation/Type:** Fiberglass, Full      **Style:** Ranch  
**Floor Coverings:** Ceramic Tile, Hardwood, Vinyl      **Construction:** Existing  
**Fireplace/Stove:** Pellet Stove, Other - See Remarks      **Construction Type:** Frame  
**# of Fireplaces/Stoves:** 1      **Siding:** Vinyl  
**Appliances Convey:** Dishwasher, Disposal, Dryer, Range Hood, Stove-Gas, Washer, Wtr Treatmnt Owned, Other - See Remarks      **Roof:** Asphalt  
**Energy Features:** Double Pane, Photovoltaic SysGrid, Prog Thermostat, Storm Door(s)      **Foundation:** Insul Concrete Form, Poured  
**Heating/Cooling:** Boiler, Ceiling Fan, Central Air Cond, In-Floor Radiant, Pellet, Propane Tank Leased, Other - See Remarks      **Garage/Parking:** 2  
**Interior Features:** Attic Access Scuttle, Cable TV, Cathedral Ceilings, CO Detector, High Speed Int Exist, Kitchen Island, Open Floorplan, Security Sys Avail, Smart Home, Smoke Detector, Walk-In Closet(s)      **Driveway:** Gravel  
**Exterior Features:** Deck, Distant View, Porch      **Fencing:** None  
**RV Hookup:** No  
**Sewer/Septic:** Private Septic  
**Water Source:** Private, Well

**Exterior Features:** Deck, Distant View, Porch

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

**Financing Remarks:**

**Directions :** Located at the corner of Scofield and Brown Rds. Home is taupe and white. Sentrilock on front door. Follow all NYS DOH Covid protocols-visitors to be masked & PPE in house.

**Description:** 2013 frame-built contemporary ranch on a knoll at the intersection of Scofield and Brown Roads. Kids attend Lansing schools. Many features make house suitable for occupants with physical challenges. Cathedral ceilings, cherry flooring, tiled baths & granite counters. Radiant floor heating and central A/C. 3.6 kW grid-tied solar array & pellet stove in Great Room keep energy costs very low. High, dry basement and attached 2 car garage. 38'8 x 14'4 rear deck. Broadband via Spectrum. Private well and septic. Groton postal address but a relatively short distance to the Lansing Market and Rogues Harbor.

**Presented By:**



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