



Active
Listing # 405439

1590 Slaterville Rd
Ithaca, NY 14850-6336

List Price: \$329,000



Original Price: \$329,000
Style: Ranch
Beds: 2
Baths (F/H): 3 (3 0)
Approx Sq. Ft.: 2,235
Price/Sq Ft: 147.20
Lot Sq Ft (approx): 13.1000
Year Built: 2002
Driveway: Gravel
Garage Spaces: 0

Property Subtype: SngFam
County: Tompkins
Neighborhood: Unknown
District: Ithaca
Property Loc.: Ithaca
Subdivision:
Lake Privileges:
Lake Name:

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

Zoning: **Assessment:** 225000 **Deed Ref.:** 45656/6003 **Survey:** Available
Current Total Taxes: 0.00 **Lot Acres:** 13.1000 **Lot Size:** **AMPS:** 200
Avg Mo Utilities: **Deed Restrictions:** No

Living Room: 11x19.60 Level: Main **Master Bedroom:** 9.11x14.50 Level: Main **Main Lev Aprx Sq Ft:** 1141
Dining Room: 15.20x14.20 Level: Main **Bedroom 2:** 10.10x8.10 Level: Main **Upper Lev Aprx Sq Ft:** 0
Kitchen: 12x13.50 Level: Main **Bedroom 3:** **#Main Lev Full Baths:** 2
Family Room: **Bedroom 4:** **#Main Lev Half Baths:** 0
Basement: Concrete Floor, Finished, Full, Interior Entry, Walkout Ext Access

Insulation/Type: Fiberglass **Style:** Ranch
Floor Coverings: Concrete, Vinyl **Construction:** Existing
Fireplace/Stove: Gas Fireplace, Wood Burning **Construction Type:** Frame
of Fireplaces/Stoves: 2 **Siding:** Vinyl
Appliances Convey: Dishwasher, Dryer, Range Hood, Refrigerator, Stove-Gas, Washer **Roof:** Asphalt
Energy Features: Double Pane, Therm/Insul Shades **Foundation:** Poured
Heating/Cooling: AC Window Units, Baseboard, Boiler, Ceiling Fan, Hot Water, Natural Gas **Garage/Parking:** Additional Parking
Interior Features: Attic Access Scuttle, Built-Ins, Cable TV, CO Detector, High Speed Int Avail, Open Floorplan, Pantry, Smoke Detector, Walk-In Closet (s), Whirlpool, Window Covering(s) **Driveway:** Gravel
Fencing: Back Yard, Chain Link, Other - **RV Hookup:**
Sewer/Septic: Municipal-Existing **Water Source:** Municipal-Existing

Exterior Features: Balcony, Deck, Fencing, Flower Gardens, Fruit Trs/Berries/Grp, Porch, Stream, Vegetable Garden, Woods

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

Financing Remarks:

Directions : From Ithaca, head east on Slaterville Rd. Driveway on LEFT between 6 Mile Creek Winery and Burns Rd. Orange cone and reflector at base of drive. Gravel driveway. Go past blue house on left and up hill. Parking for 3-4 cars around the home.

Description: Nestled into the hillside of 13.10 magical acres, this 2BR/3BA home with one-level-living potential is a haven from the hustle. The cottage-style ranch with natural wood interior seamlessly integrates the lush surroundings and offers a treehouse-like feel. Upon entry you'll sense the perfect blend of open-concept and distinct spaces. Upstairs LR has a cozy natural gas FP while in the finished lower level, a wood burning stove keeps the space toasty. It's a truly blank canvas in the lower level; baseboard heat, full BA, door egress to patio and fenced area. Everything is in place for a home office, guest suite, large family room, or just romping space. And don't forget to check out the permaculture garden and writers cottage up the driveway past the house! This is a home that feels like being on vacation. Enveloped by nature and cultivated for hiking, gardening, and communing with the ecosystems.

Presented By:

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Listing brought to you by (Melynda Johnson-Wissar and Carol Bushberg Real Estate)

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