



Active  
Listing # 404666

**303 E Falls St**  
Ithaca, NY 14850-3705

List Price: \$199,900



**Original Price:** \$199,900  
**Style:** Bungalow  
**Beds:** 1  
**Baths (F/H):** 1 (1 0)  
**Approx Sq. Ft.:** 760  
**Price/Sq Ft:** 263.03  
**Lot Sq Ft (approx):**  
**Year Built:** 1950  
**Driveway:** Gravel  
**Garage Spaces:** 0

**Property Subtype:** SngFam  
**County:** Tompkins  
**Neighborhood:** Fall Creek  
**District:** Ithaca  
**Property Loc.:** Ithaca City  
**Subdivision:**  
**Lake Privileges:**  
**Lake Name:**

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

**Zoning:** R-2B      **Assessment:** 165000      **Deed Ref.:** 46224/6001      **Survey:** Available  
**Current Total Taxes:** 0.00      **Lot Acres:**      **Lot Size:** 38.1X67.9      **AMPS:** 100  
**Avg Mo Utilities:**      **Deed Restrictions:** No

**Living Room:**      **Master Bedroom:**      **Main Lev Aprx SqFt:** 0  
**Dining Room:**      **Bedroom 2:**      **Upper Lev Aprx Sqft:** 0  
**Kitchen:**      **Bedroom 3:**      **#Main Lev Full Baths:** 1  
**Family Room:**      **Bedroom 4:**      **#Main Lev Half Baths:** 0  
**Basement:** Crawl Space, Concrete Floor, Dirt Floor, Full, Partial/Mixed, Walkup Ext Access

**Insulation/Type:** Cellulose, Fiberglass, Full      **Style:** Bungalow  
**Floor Coverings:** Hardwood, Vinyl, Wall/Wall Carpet      **Construction:** Existing  
**Fireplace/Stove:** Gas Fireplace, Other - See Remarks      **Construction Type:** Frame  
**# of Fireplaces/Stoves:** 1      **Siding:** Aluminum, Cedar  
**Appliances Convey:** Dishwasher, Dryer, Refrigerator, Stove-Gas, Washer      **Roof:** Asphalt  
**Energy Features:** Double Pane, Prog Thermostat      **Foundation:** Block, Stone  
**Heating/Cooling:** AC Window Units, Ceiling Fan, Forced Air, Furnace, Natural Gas      **Garage/Parking:** 2 Car, None  
**Interior Features:** Cathedral Ceilings, CO Detector, High Speed Int Exist, Open Floorplan, Smoke Detector, Walk-In Closet(s)      **Driveway:** Gravel  
      **Fencing:** Partial, Wood  
      **RV Hookup:** No  
      **Sewer/Septic:** Municipal-Existing  
      **Water Source:** Municipal-Existing

**Exterior Features:** Fencing, Flower Gardens, Patio, Public Sidewalk, Storage Shed

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

**Financing Remarks:**

**Directions :** Go north on N. Cayuga St, Right on East Falls ST. House is on the left after Aurora St.

**Description:** Endearing bungalow in the heart of fall creek located within walking distance to waterfalls, schools, and restaurants. This one bedroom single story home has large rooms, great light, and a loft space perfect for additional storage or meditation area. You will find lush perennial gardens and a stone patio in the good sized front yard with a shed and off street parking. House has been well maintained by owner since 2004!

**Presented By:**



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