



Active  
Listing # 405981

**1809 Coddington Rd**  
**Brooktondale, NY 14817-9544**

**List Price: \$190,000**



**Original Price:** \$190,000  
**Style:** Ranch  
**Beds:** 3  
**Baths (F/H):** 1 (1 0)  
**Approx Sq. Ft.:** 1,080  
**Price/Sq Ft:** 175.93  
**Lot Sq Ft (approx):** 1.4200  
**Year Built:** 1958  
**Driveway:** Gravel  
**Garage Spaces:** 0

**Sold Price:** 0.00  
**Property Subtype:** SngFam  
**County:** Tompkins  
**Neighborhood:** Other  
**District:** Candor  
**Property Loc.:** Caroline  
**Subdivision:**  
**Lake Privileges:**  
**Lake Name:**

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

**Zoning:** **Assessment:** 140000 **Deed Ref.:** 2014/3380 **Survey:** Available  
**Current Total Taxes:** 0.00 **Lot Acres:** 1.4200 **Lot Size:** 190 x 328 **AMPS:**  
**Avg Mo Utilities:** **Deed Restrictions:** No

**Living Room:** 17.60x13.60 Level: Main **Master Bedroom:** 11.40x11.30 Level: Main **MainLevAprxSqFt:** 0  
**Dining Room:** 8.40x10.70 Level: Main **Bedroom 2:** 11.40x11.40 Level: Main **UpperLevAprxSqft:** 0  
**Kitchen:** 8.40x14.90 Level: Main **Bedroom 3:** 9.30x11.50 Level: Main **#Main Lev Full Baths:** 1  
**Family Room:** **Bedroom 4:** **#Main Lev Half Baths:** 0  
**Basement:** Concrete Floor,Full,Unfinished,Walkout Ext Access

**Insulation/Type:** Fiberglass,Full,Spray Foam **Style:** Ranch  
**Floor Coverings:** Bamboo,Hardwood,Vinyl,Wall/Wall Carpet,Other - See Remarks **Construction:** Existing  
**Fireplace/Stove:** Masonry,Pellet Stove **Construction Type:** Frame  
**# of Fireplaces/Stoves:** 1 **Siding:** Aluminum,Composition  
**Appliances Convey:** Dishwasher **Roof:** Asphalt  
**Energy Features:** Double Pane **Foundation:** Block  
**Heating/Cooling:** Forced Air,Furnace,Propane Tank Leased **Garage/Parking:** 1 Car,Garage,Basement  
**Interior Features:** Attic Pull-DownSteps,CO Detector,High Speed Int Exist,Smoke Detector **Driveway:** Gravel  
**Fencing:** Back Yard,Metal,Wood,Other - No  
**Sewer/Septic:** Private Septic  
**Water Source:** Well

**Exterior Features:** Deck,Distant View,Fencing,Flower Gardens,FruitTrs/Berries/Grp,Patio,Pool - In Ground,Storage Shed

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

**Financing Remarks:**

**Directions :** From Ithaca: Take Coddington Road for 8.9 miles from Ithaca. House on Left

**Description:** Cute and affordable outdoor oasis located a short drive to Cornell, Ithaca College, and Brooktons Market. This three bedroom 1 full bath home is fully updated from top to bottom with a newer kitchen, updated bathroom, newer heating system, and windows. Have privacy without isolation as you see beautiful hillside views from your windows while having sweet neighbors not far away. Pellet stove keeps you cozy in the winter and in-ground pool will keep you cool in the summer. Deck area located off of the kitchen leads to the pool area and beautiful backyard with a close to an acre of fully fenced in yard. Basement area is perfect for storage, laundry, home gym, and is walkout with an additional entryway and garage door. Ask your agent for a complete list of updates and floor plans. Please submit any offers by Saturday 2/26 at 6:00 pm.