



Active  
Listing # 405099

206 Pine Tree Rd  
Ithaca, NY 14850-6334

List Price: \$415,000



**Original Price:** \$415,000  
**Style:** Contemporary  
**Beds:** 6  
**Baths (F/H):** 2 (2 0)  
**Approx Sq. Ft.:** 2,190  
**Price/Sq Ft:** 189.50  
**Lot Sq Ft (approx):** 1.6200  
**Year Built:** 1985  
**Driveway:** Gravel  
**Garage Spaces:** 0

**Property Subtype:** Dup2Un  
**County:** Tompkins  
**Neighborhood:** East Hill/Bryant Pk  
**District:** Ithaca  
**Property Loc.:** Ithaca  
**Subdivision:**  
**Lake Privileges:**  
**Lake Name:**

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

**Zoning:** Res 1      **Assessment:** 295000      **Deed Ref.:** 2510/2222      **Survey:** Available  
**Current Total Taxes:** 8460.00      **Lot Acres:** 1.6200      **Lot Size:** 123' x 594' irreg      **AMPS:** 2 x 150  
**Avg Mo Utilities:** Up:\$50 gas & \$50      **Deed Restrictions:** No

**Living Room:** 16.40x10.11 Level: Main      **Master Bedroom:** 13.11x10.11 Level: Main      **Main Lev Aprx Sq Ft:** 0  
**Dining Room:** 9.11x10.11 Level: Main      **Bedroom 2:** 9.80x11 Level: Main      **Upper Lev Aprx Sq Ft:** 0  
**Kitchen:** 9.80x11 Level: Main      **Bedroom 3:** 10.20x11 Level: Main      **#Main Lev Full Baths:** 1  
**Family Room:**      **Bedroom 4:**      **#Main Lev Half Baths:** 0  
**Basement:** No Basement

**Insulation/Type:** Full      **Style:** Contemporary  
**Floor Coverings:** Ceramic Tile,Hardwood,Vinyl,Wall/Wall Carpet      **Construction:** Existing  
**Fireplace/Stove:** Gas Heating Stove      **Construction Type:** Frame,Other - See Remarks  
**# of Fireplaces/Stoves:** 1      **Siding:** Cedar,Wood  
**Appliances Convey:** Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Stove-Electric,Washer      **Roof:** Asphalt  
**Energy Features:** Double Pane,Prog Thermostat,Single Pane      **Foundation:** Pressure Treated Wd  
**Heating/Cooling:** AC Window Units,Baseboard,Electric,Natural Gas,Separate Meters,Wall Heater      **Garage/Parking:** None  
**Interior Features:** Attic Access Scuttle,Built-Ins,Cable TV,CO Detector,High Speed Int Exist,Open Floorplan,Smoke Detector,Window Covering(s)      **Driveway:** Gravel  
      **Fencing:** Back Yard,Partial,Wood  
      **RV Hookup:** No  
      **Sewer/Septic:** Municipal-Existing  
      **Water Source:** Municipal-Existing

**Exterior Features:** BBQ,Deck,Distant View,Fencing,Flower Gardens,Patio,Public Sidewalk,Woods,Other - See Remarks

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

**Financing Remarks:**

**Directions :** From the City of Ithaca, travel east on Route 79. Turn left onto Honness Lane. Make left onto Pine Tree. House is the 2nd from the corner. See CBRE sign.

**Description:** This duplex was constructed by BOCES students in the mid-1980s and contractors who work on the house tell the seller that they are highly impressed with its quality. 3 brs & one bath in each of the two units; each apt also has its own laundry machines and storage. Both sets of tenants now mo to mo. The downstairs tenants are vacating to buy a home in October; buyers can owner-occupy. Each unit pays \$1200/mo + gas & electricity; seller pays for water & sewer. Deep and spectacular 1.62 acre lot with a smaller fenced and professionally designed shade garden bordering the home. This parcel adjoins Cornell-owned land to the east. Kids attend public school at Belle Sherman & Dewitt Middle School. Wonderful distant views, especially in winter. All municipal services, natural gas, broadband via Spectrum. Use the public sidewalk across the street to walk to East Hill Plaza

**Presented By:**



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