



Property Listing Number **9632**



**157 Main Street
Cooperstown, NY 13326**
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Location **1621 County Highway 31, Cooperstown, NY 13326** **PRICE** **\$575,000**
 Village/Area: **Otsego Lake area** Township **Springfield** Lot Size **FM 7189**
 School District **Cherry Valley/Spr.** Tax Map # **55.00-2-12.00** Acres: **3.85**
 Assessed Value: **\$329,600.00** Total Taxes: **\$6,819.92** Deed Ref **L745;p916**

ROOMS: Bedrooms **3** Baths **2.5** Kitchen: LR: **22 x 14 w//FP**
 Main: **12 x 15** 8 x 12 DR: **14 x 14**
 Second: **14 x 12** 9 x 8 21 x 13 eat- Den: **18 x 17**
 Third: **11 x 13** in, cherry cabs, work island Other: **Mud room, including washer & dryer**
 # Fireplace: **1 wood** Closets: **ample**

CONSTRUCTION: Design/Style: **Colonial Renovated** Siding: **clapboard** Color: **Light green**
 Foundation **Laid stone/concrete** Insulation **Fully insulated** Roof **asph. sh.**
 Floor, cellar **concrete** Porches **Entry porch, Back stone patio** Aprx Age **1850's**
 Floor, inside **hardwood, carpet, tile** Condition: **very good** Sq. Ft. **2,442**

YARD: **very private setting off the road/pond/garage-studio. (overlooking the pond)**

Other Buildings: **2 story garage-studio (24 x 22)** Garage **2 car under home** Driveway: **gravel**

EQUIPMENT: Heat **hot water baseboard-oil 5-zones** Heat Cost: **?** Electric: **200 amp CB**
 Water: **well/conditioner** Water Heater: **off furnace** Plumbing: **copper**
 Sewer: **Septic w/leach field** Remains: **Washer/Dryer; refrigerator; stovetop, built-in oven; soft water conditioner, ceiling fan in studio**

REMARKS: **Peaceful, very private setting with beautiful country rolling hill views. Small picturesque pond. House is newly updated; recently painted exterior; newly added one-car garage with upstairs studio having hardwood floors; easy walking distance to Glimmerglass State Park; 7 miles to Cooperstown and 10 minutes to the Glimmerglass Opera House. Springfield Landing privileges. A great place to sit back while enjoying nature and wild life!**

This information is believed accurate. but not auaranteed.

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2670,

7189

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3.85 A. (C)

510'(s)

607'(s)

14.02

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ABRAMINI

1320ft

1280ft

1280ft

31

31

