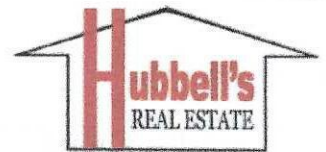


Property Listing Number

9632

157 Main Street
Cooperstown, NY 13326www.hubbellsrealestate.com
info@hubbellsrealestate.com

(607) 547-5740 / Business

Location	1621 County Highway 31, Cooperstown, NY 13326	PRICE	\$649,000
Village/Area:	Otsego Lake area	Township	Springfield
School District	Cherry Valley/Spr.	Lot Size	
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		21 x 13 eat-in, cherry cabs, work island	DR:	14 x 14
	Second: 14 x 12		9 x 8			Den:	18 x 17
	Third: 11 x 13					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	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 quaranteed.*

ITALO
ACAMINI

1320ft

1280ft

1280ft

31

31

31

31



F.M.2041,
2670,
7189

12 ●

3.85 A. (C)

607(s)

510(s)

14.02 ●