



Property Listing Number **9638**



157 Main Street  
Cooperstown, NY 13326

[www.hubbellsrealestate.com](http://www.hubbellsrealestate.com)

[info@hubbellsrealestate.com](mailto:info@hubbellsrealestate.com)

(607) 547-5740 / Business

Location **4818 State Hwy 28, Cooperstown, NY (2 HOUSES)** **PRICE \$425,000**  
 Village/Area: **Hyde Park** Township **Hartwick** Lot Size   
 School District **Cooperstown** Tax Map # **146.00-1-31.00** Acres: **0.71**  
 Assessed Value: **\$219,000.00** Total Taxes: **\$3,964.00** Deed Ref **L1051 P 235**

**ROOMS:** Bedrooms **5** Baths **4** Kitchen: **LR: 14' x 18' built in shelves**  
**1st fl 12 x 10, 2nd fl 12 x 13, 9 x 12, 8 x 6** **Newly remodeled** **13 x 11 sunny eat in w/pantry HW fl** **DR: formal**  
**# Fireplace: no** **Closets: ample** **Den:**  
**Other: Enclosed front sun porch, 1st fl laundry room**

**CONSTRUCTION:** Design/Style: **cottage** Siding: **vinyl** Color: **brown**  
 Foundation **poured** Insulation **fully** Roof **asphalt**  
 Floor, cellar **concrete** Porches **enclosed porch frt., deck in back** Aprx Age **75**  
 Floor, inside **hardwood & carpet** Condition: **very good** Sq. Ft. **1610+**

**YARD:** **Great country views from back yard deck, professionally landscaped. Circular drive in back**  
 Other Buildings: **2nd 2 BR house see #9639** Garage **no** Driveway: **gravel**

**EQUIPMENT:** Heat **FHA-oil** Heat Cost:  Electric: **CB**  
 Water: **well - shared w/2nd** Water Heater: **electric** Plumbing: **mixed**  
 Sewer: **septic** Remains: **Stove ,refrigerator, dishwasher, washer & dryer**

**REMARKS:** **Currently rents 12 wks. To Dreams Park for \$2,190 per week. Off season rentals to Bassett or NYSHA, at \$1,000 .per month. Smaller house shares the well & driveway. See # 8987. 1/2 mile to Baseball "Dreams Park. 3= miles to Cooperstown. Homes are well cared for and very clean.**

*This information is believed accurate. but not owaranteed.*





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Location **4816 State Hwy 28, Cooperstown** **PRICE \$425,000**  
Village/Area: **Hyde Park** Township **Hartwick** Lot Size   
School District **Cooperstown** Tax Map # **146.00-1-31.00** Acres: **0.71**  
Assessed Value:  Total Taxes:  Deed Ref **L1051 P235**

**ROOMS:** Bedrooms **2** Baths **1** Kitchen: LR: **w/ ceiling fan and decorative loft**  
berber carpet ceramic tile ceramic tile floor DR:   
Den:   
Other:   
# Fireplace: **no** Closets: **ample**

**CONSTRUCTION:** Design/Style: **cottage** Siding: **vinyl** Color: **brown**  
Foundation **stone** Insulation **fully** Roof **asphalt**  
Floor, cellar **concrete** Porches  Aprx Age   
Floor, inside **ceramic tile & berber carpet** Condition: **very good** Sq. Ft.

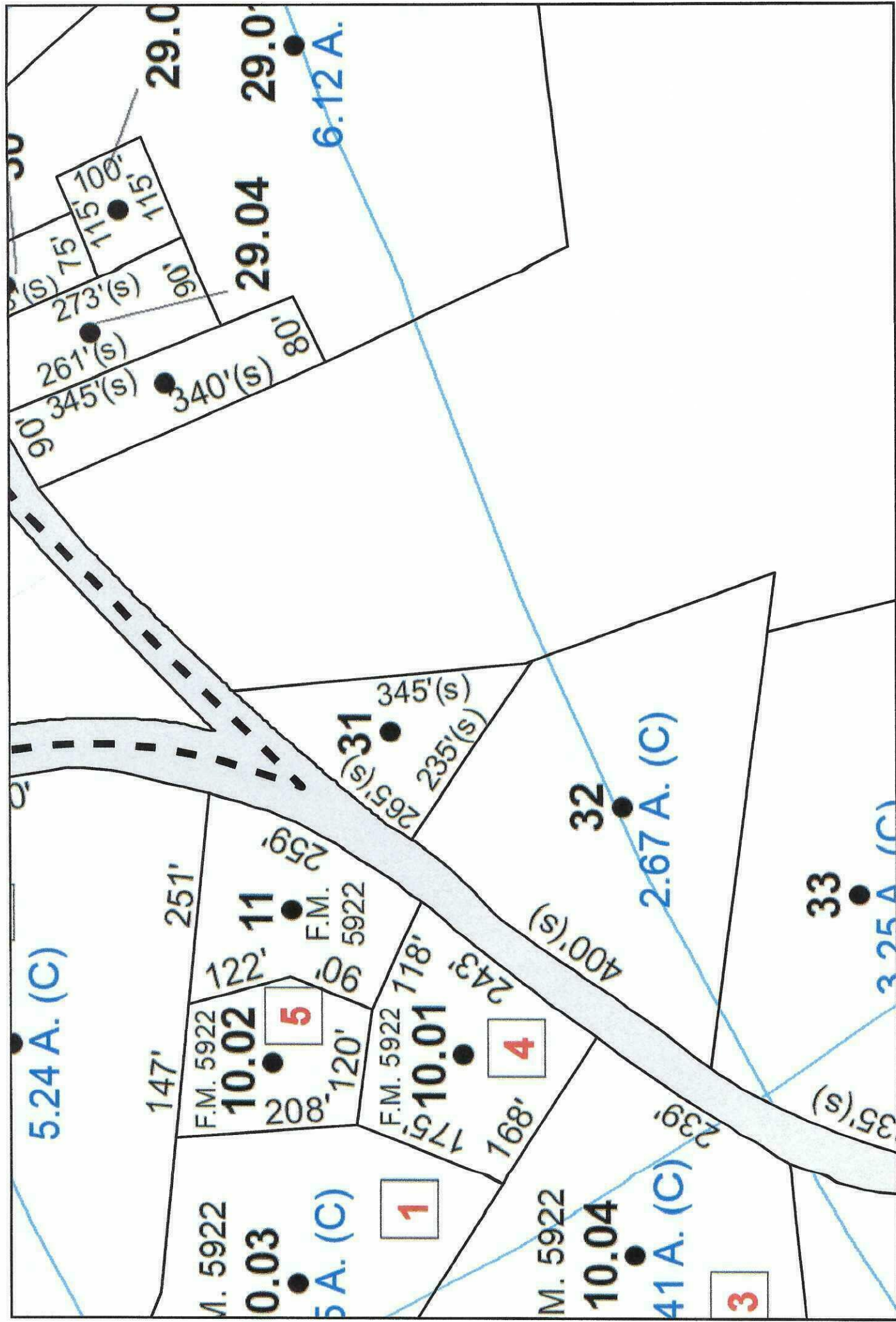
**YARD:** **Professionally landscaped**

Other Buildings: **no** Garage **no** Driveway: **gravel**

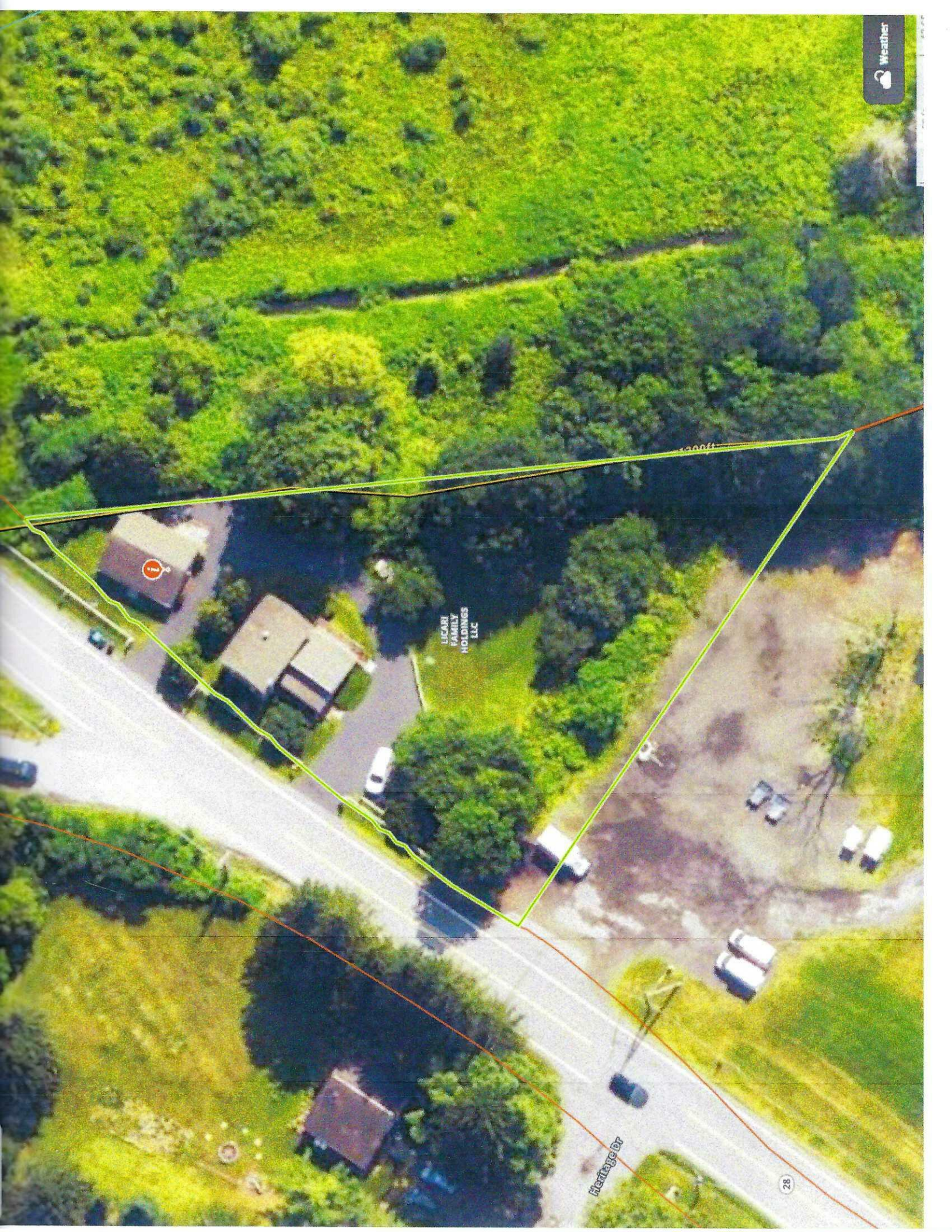
**EQUIPMENT:** Heat **baseboard elec & propane gas** Heat Cost:  Electric: **CB**  
Water: **well drilled-shared** Water Heater: **electric** Plumbing:   
Sewer: **septic** Remains: **stove, refrigerator, dishwasher, stackable washer & dryer**

**REMARKS:** Dreams Park rental, off season possible to rent to Bassett, Otesago, or NYSHA employees. Also excellent in-law home. \$1770 per week Dreams Park 12 weeks. Off season rent is \$900 per month for 8 months. SEE listing 9638

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LICARI FAMILY HOLDINGS LLC

Heritage Dr

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