



Property Listing Number **9494**



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Location **306 Tripp Hill Road, Cooperstown, NY** **PRICE** **\$975,000**
Village/Area: **Fly Creek Valley** Township **Otsego** Lot Size **5345, 5375**
School District **Cooperstown** Tax Map # **83.00-1-12.08** Acres: **16.12**
Assessed Value: **\$493,500.00** Total Taxes: **\$9,071.00** Deed Ref **L1074;p274**

ROOMS: Bedrooms **3** Baths **2.5** Kitchen: LR: **16 x 28 with stone FP**
MB 1st fl 12 x 16 Tiled Floors DR: **10 x 61**
2nd BR 12 x 24 Tiled Walls Eat-in Stainless Steel appliances 15 x 15 Den:
3rd BR 16 x 16 Other: **Pantry and Laundry Room**
Fireplace: **1 wood burning** Closets: **ample**

CONSTRUCTION: Design/Style: **Custom Lodge Home** Siding: **Cedar** Color: **Brown**
Foundation **Poured Concrete** Insulation **Fully** Roof **Cedar Shake**
Floor, cellar **concrete** Porches **Wrap-around / numerous decks** Aprx Age **16 years**
Floor, inside **Cherry downstairs/wide pine upstairs** Condition: **Very Good** Sq. Ft. **2,650**

YARD: **Private Landscape with fenced-in pool.**

Other Buildings: Garage **detached, one car, gravel floor** Driveway: **gravel**

EQUIPMENT: Heat **Propane-radiant; heat pumps/A/C** Heat Cost: Electric: **200 amp**
Water: **Well** Water Heater: **Propane** Plumbing: **Copper & PEX**
Sewer: **Septic** Remains: **Range, Refrigerator, Dishwasher, W&D, Generator, all pool equipment (filters, pump, covers).**

REMARKS: **Flagstone front porch, stone base pillars; fenced-in pool with flagstone patio. Flagstone fireplace. Main-level primary Bedroom. Dish service.**

This information is believed accurate. but not guaranteed.



