



Property Listing Number **9606**



**157 Main Street**  
**Cooperstown, NY 13326**  
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Location **369 Louie Dickinson Road** **PRICE \$1,100,000**

Village/Area: **Edmeston** Township **Edmeston** Lot Size

School District **Edmeston** Tax Map # **92.00-1-14.00** Acres: **15**

Assessed Value: **\$581,000.00** Total Taxes: **\$8,223.00** Deed Ref **2010pg.4975**

**ROOMS:** Bedrooms **6** Baths **2** Kitchen: LR: **32x30 Great Room**

15x15 11x17 19x11 14x10.5 16x32 granite tops, ss appliances DR:

M/S down 19x25 (2) master suites 41x25.5 & 41.25.5 Den:

# Fireplace: **no-setup for gas** Closets: **many** Other: **pantry, walk in closets jacuzzi tub, large entryw/laundry**

**CONSTRUCTION:** Design/Style: **Craftsman** Siding: **log concrete** Color: **brown**

Foundation **full,** Insulation **fully** Roof **asphalt**

Floor, cellar **poured cement** Porches **3/4 wrap around w/elevated deck** Aprx Age **2022**

Floor, inside **mixed** Condition: **New** Sq. Ft. **6,070**

**YARD:** **Rolling hill overlooking a 2.5 acre pond**

Other Buildings: **commercial dog kennel 76x34** Garage **n/a** Driveway: **stone**

**EQUIPMENT:** Heat **Radiant Heat** Heat Cost: **?** Electric: **200**

Water: **well** Water Heater: **electric** Plumbing: **pex**

Sewer: **septic** Remains: **washer, dryer, (2) stoves, (2) refrigerators**

**REMARKS:** This nearly new home built with only high end material such as ICF Block and insulated concrete log style siding is highly efficient and 80% complete but move in ready. Finish the construction and watch the value soar. Over looking a 2 plus acre very clear water pond that is over 16ft deep. Basement is framed and wired to be finished to bring the living space close to 12,000 sq ft.

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

13  
62.97 A. (C)

14  
114.59 A. (C)

15.22  
2.09 A. (C)

860 (e)

LOUIE DICKENSON ROAD  
1470 (e)



