



Property Listing Number **9796**

**157 Main Street
Cooperstown, NY 13326**
www.hubbellsrealestate.com
info@hubbellsrealestate.com
 (607) 547-5740 / Business

Location **278 Main Street, Cooperstown, NY 13326** **PRICE \$575,000**
 Village/Area: **Cooperstown** Township **Otsego** Lot Size **FM2504**
 School District **Cooperstown** Tax Map # **115.17-1-13.01** Acres: **1.02**
 Assessed Value: **\$137,100.00** Total Taxes: **\$3,023.71** Deed Ref **#2025-1999**

ROOMS: Bedrooms **5** Baths **3** Kitchen: LR: **1st-25X13 (2nd - 18x22)**
 1) 10x12; 2) 2X10 3rd 12x17 1) 15x21 2nd)12x13 DR:
 1) 15x18 2) 12X22 Den:
 Other: **8x8 (office or other) 8X9 office or other spare room**
 # Fireplace: **N/A** Closets: **Many**

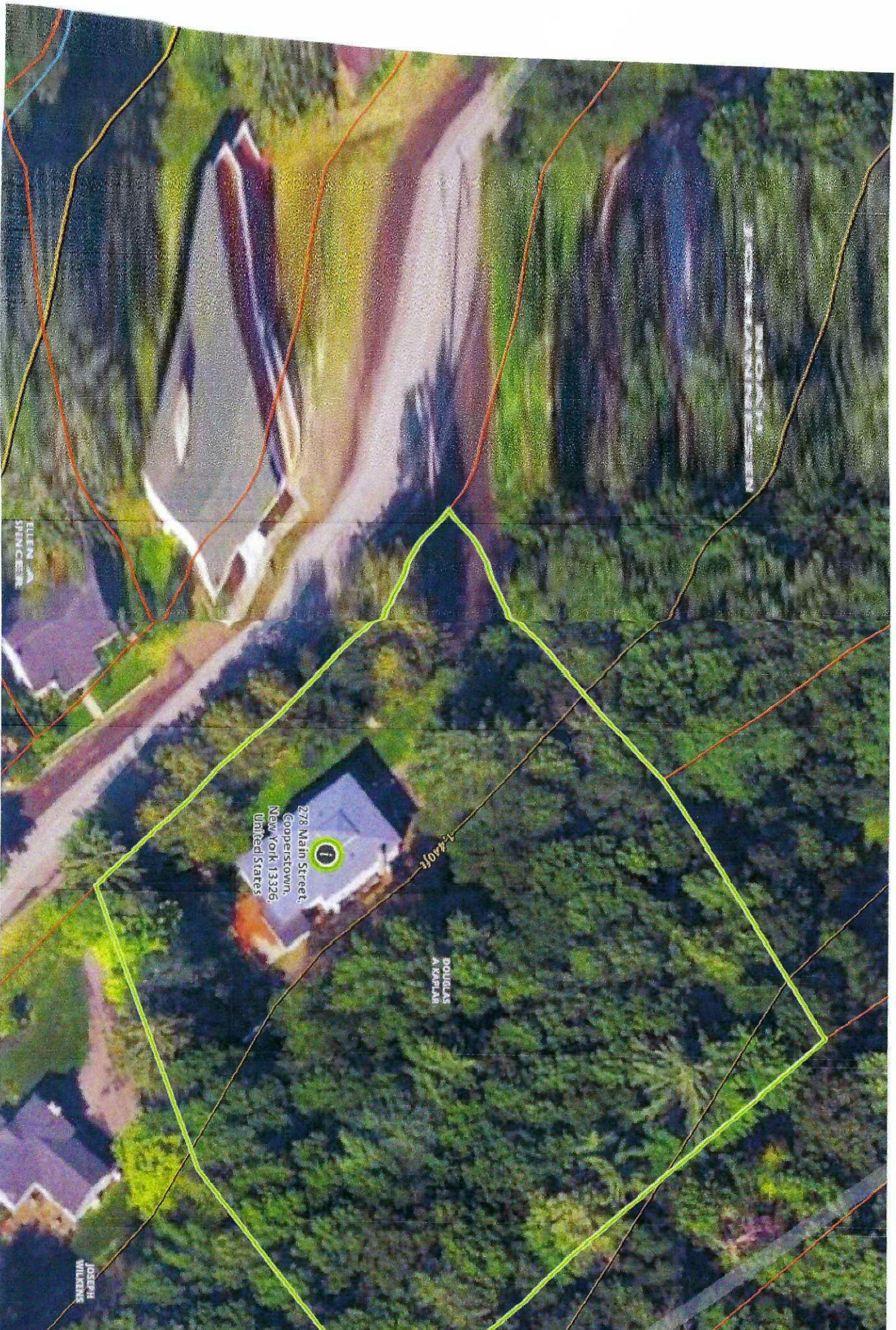
CONSTRUCTION: Design/Style: **2 family home** Siding: **manufactured** Color: **White**
 Foundation **Block/Stone** Insulation **Yes** Roof **Rubber/Metal**
 Floor, cellar **Stone** Porches **Side Porch** Aprx Age **1870**
 Floor, inside **hardwood, carpet, ceramic tile** Condition: **Good** Sq. Ft. **2612**

YARD: **Nice private yard with a Deck. Feels like you are in the country, yet close to the village.**
 Other Buildings: **N/A** Garage **N/A** Driveway: **Stone**

EQUIPMENT: Heat **FHA Oil** Heat Cost: **?** Electric: **100-150 amps**
 Water: **Village** Water Heater: **Propane** Plumbing: **Mixed**
 Sewer: **Village** Remains: **Dishwasher, Dryer, Refrigerator, Oven, 2nd apt: Range, Refrgerator, Washer & Oven**

REMARKS: **This is a two family home located on Main Street in Cooperstown sitting on just over an acre of land; this property is an income generating property; currently both sides are rented. Larger 3-4 bedroom-\$2,250/mo.(includes heat. Tenant responsible for utilities, internet & propane). The 2-bedroom & 1 bath-\$1,350/mo.(includes heat. Tenant responsible for utilities, internet & propane)**

This information is believed accurate. but not guaranteed.



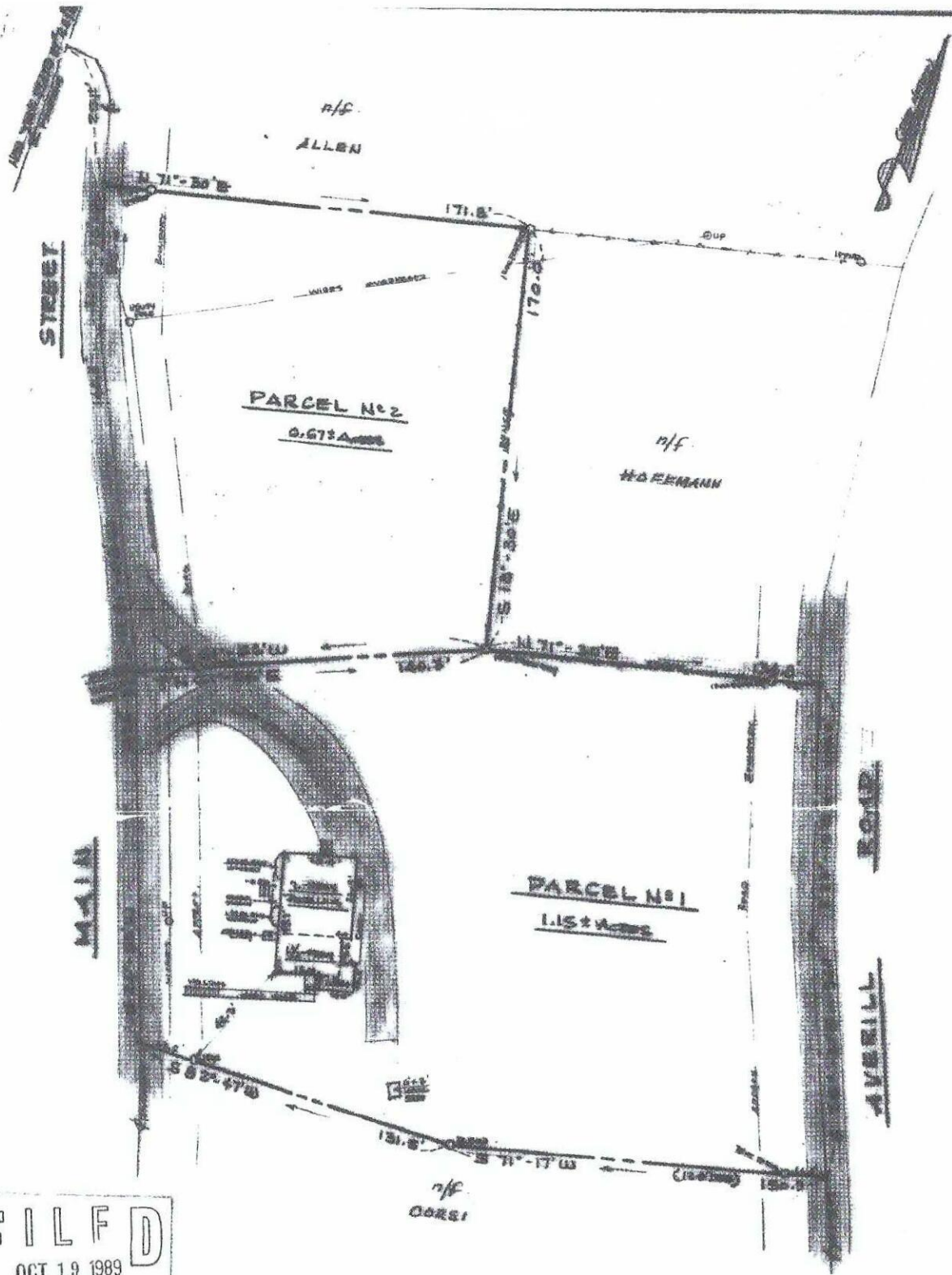
ELLEN A
SPENCE

278 Main Street,
Cooperstown,
New York 13326,
United States

1

DOUGLAS
A KAPLAN

JOSEPH
WILKINS



FILED
OCT 19 1989

OTSEGO COUNTY CLERK'S OFFICE

2504
115.17-1-3

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY ME ON AUGUST 10, 1989.

Brian E. Carso
L.S. No. 32, 327, N.Y.

James H. Cannon
Chairman
Planning Board
Village of Cooperstown
Approved Jan. 26 1988

NOTES:

- 1- PROPERTY LINES HAVE BEEN SET BY A SURVEY DATED THE 10TH DAY OF AUGUST, 1989.
- 2- SURVEY LINES HAVE BEEN SET BY A SURVEY DATED THE 10TH DAY OF AUGUST, 1989.
- 3- PROPERTY LINES HAVE BEEN SET BY A SURVEY DATED THE 10TH DAY OF AUGUST, 1989.
- 4- PROPERTY LINES HAVE BEEN SET BY A SURVEY DATED THE 10TH DAY OF AUGUST, 1989.



REVISIONS MUST BE MADE WITHIN THE SPACE PROVIDED FOR THIS PURPOSE.

MAP OF PROPERTY		SCALE 1" = 20'
H. VINCENT & SONS, L.L.C.		
VILLAGE OF COOPERSTOWN, OTSEGO COUNTY, NEW YORK		
BRIAN E. CARSO	DATE 1/26/88	APPROVED JAN 26 1988
LICENSED LAND SURVEYOR		

2504 115.17-1-3