

Listing #1



193 Mateunas Rd, Cooperstown, NY 13326

List Price	\$375,000
Status	Active for Sale
Listing ID	11001118
Property Type	Residential
County	Otsego
Township	Hartwick
School	COOPERSTOWN CENTRAL SCHOOL DISTRICT
Total Tax	\$5,675
Tax ID	129.00-1-03.00

Nicely situated in the middle of its' own ±65 private acres, this sprawling country home has been owned by the same family for many years. What likely began as a post and beam farmhouse, this home has been expanded several times over the years to now include a well appointed eat-in sunny kitchen with lots of cupboards and storage, formal dining room, living room with raised hearth fireplace, master bedroom and bath with French door leading out to the side yard wrap around porch, mudroom entrance with laundry and powder room, family room with pine built-ins and pellet stove, second bedroom and office space. Upstairs are two bedrooms and a full bath. Multiple large windows for optimum light. There is a long hallway, protecting you from the weather, leading to the two-car garage with workshop. This home has been beautifully landscaped with multiple perennial garden areas, nice plantings and a stone wall garden area along the front of the house, raised bed areas, lovely large lawn space, as well as many well established shade trees. The view belongs to you and includes open fields, woods including a viable wood lot, and 12 acres of wetlands which includes a pond area. Lots of road frontage. High speed Internet. Cooperstown Schools. Convenient to Cooperstown, Oneonta, 1.5 hours to Albany, 3.5 hours to NYC.

Property Details

- 4 Total Bedrooms
- 2 Full Baths
- 1 Half Bath
- 2580 Sq. Ft.
- 64.82 Acres
- Built in 1832
- Available 6/16/2021
- Two Story Style
- Partial Basement
- Lower Level: Unfinished, Bilco Doors

Interior Features

- Eat-In Kitchen
- Laminate Kitchen Counter
- Oven/Range
- Refrigerator
- Dishwasher
- Washer
- Dryer
- Carpet Flooring
- Linoleum Flooring
- Laminate Flooring
- 9 Rooms
- Living Room
- Dining Room
- Family Room
- Study
- en Suite Bathroom
- Kitchen
- Laundry
- First Floor Master
- First Floor Bathroom
- 1 Fireplace
- Pellet Stove
- Baseboard
- Oil Fuel

Exterior Features

- Frame Construction
- Wood Siding
- Asphalt Shingles Roof
- Attached Garage
- 2 Garage Spaces
- Private Well Water
- Private Septic
- Covered Porch
- Room For Pool
- Room For Tennis
- Driveway
- Trees
- Wooded View
- Private View
- Scenic View

Listed By

Patricia Bensen-Ashley, ASHLEY CONNOR REALTY 607-547-4045 info@ashleyconnorrealty.com

Listing data is deemed reliable but is NOT guaranteed accurate.



LAMBERSON
RAYMOND

1700

Mateunas Rd

LAMBERSON
RAYMOND

Chase Creek

1700



Property Description Report For: 193 Mateunas Rd, Municipality of Town of Hartwick



Status: Active
Roll Section: Taxable
Swis: 363200
Tax Map ID #: 129.00-1-3.00
Account Number: 040170
Property Class: 240 - Rural res
Site: RES 1
In Ag. District: Yes (1)
Site Property Class: 240 - Rural res
Zoning Code: -
Neighborhood Code: 00003
School District: Cooperstown
Total Assessment: 2021 - \$296,800
2020 - \$296,800

Total Acreage/Size: 64.82
Land Assessment: 2021 - \$172,700
2020 - \$172,700
Full Market Value: 2021 - \$296,800
2020 - \$296,800
Equalization Rate: ----
Deed Book: 583
Grid East: 315140

Property Desc:
Deed Page: 402
Grid North: 981790

Area

Living Area: 2,580 sq. ft.
Second Story Area: 0 sq. ft.
Additional Story Area: 0 sq. ft.
Finished Basement: 0 sq. ft.
Finished Rec Room: 0 sq. ft.
First Story Area: 2,049 sq. ft.
Half Story Area: 531 sq. ft.
3/4 Story Area: 0 sq. ft.
Number of Stories: 1.5
Finished Area Over Garage: 0 sq. ft.

Structure

Building Style: Old style
Bedrooms: 4
Fireplaces: 1
Porch Type: Porch-covered
Basement Garage Cap: 0
Overall Condition: Normal
Year Built: 1832
Bathrooms (Full - Half): 1 - 1
Kitchens: 1
Basement Type: Partial
Porch Area: 70.00
Attached Garage Cap: 480.00 sq. ft.
Overall Grade: Average

Owners

Raymond Lamberson
193 Mateunus Rd
Cooperstown NY 13326

Ann Marie Lamberson
193 Mateunus Rd
Cooperstown NY 13326

Sales

No Sales Information Available

Utilities

Sewer Type:	Private	Water Supply:	Private
Utilities:	Electric	Heat Type:	Hot wtr/stm
Fuel Type:	Oil	Central Air:	No

Improvements

Structure	Size	Grade	Condition	Year
Porch-coverd	7 × 10	Average	Normal	1986
Shed-machine	24 × 11	Average	Fair	1962
Porch-coverd	436.00 sq ft	Average	Normal	1986
Gar-1.0 att	24 × 20	Average	Normal	1962
Porch-enclsd	3 × 37	Average	Normal	1962

Land Types

Type	Size
Primary	1.00 acres
Residual	51.82 acres
Wetland	12.00 acres

Special Districts for 2021

Description	Units	Percent	Type	Value
FD108-Hartwick Fire Dist	0	0%		0
SW002-Solid Waste User Fee	1	0%		0

Special Districts for 2020

Description	Units	Percent	Type	Value
FD108-Hartwick Fire Dist	0	0%		0
SW002-Solid Waste User Fee	1	0%		0

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
2021	VET WAR CS	\$18,000	15	2019				0
2021	AGRI CEILS	\$26,722	0	2009				0
2021	ENH STAR	\$68,700	0	2012				0
2020	VET WAR CS	\$18,000	15	2019				0
2020	AGRI CEILS	\$26,902	0	2009				0
2020	ENH STAR	\$68,700	0	2012				0