

Listing #1



78 Fair St, Cooperstown, NY 13326

List Price	\$479,000 on 08/03/2022
Status	Active for Sale
Listing ID	11097366
Property Type	Residential
County	Otsego
Township	Cooperstown
School	COOPERSTOWN CENTRAL SCHOOL DISTRICT
Total Tax	\$6,405
Tax ID	131.06-3-42.00

Cooperstown Village Cottage - Located in mid-Village within walking distance of Bassett Medical Center, Main Street, Clark Sports Center, and Otsego Lake, this very sweet c1855 ±1,600 square foot home has been beautifully rehabbed by the current owners. Originally across the street and part of the Episcopal Church, this home, known then as the Charity House was moved to its current location next door to the paddock pre- 1890. With its unique Twin Gables it stands out in Cooperstown architecture for its uniqueness. There is an enclosed front entry with stone floor leading into a large entry hall with original tin ceilings, wood floor and an open staircase. Powder room with tiled floor is off the hallway. The new kitchen offers Wolf cabinets, butcher block countertops, tiled backsplash and new stainless-steel appliances. The living room has a new propane fireplace, built-in bookcases, and lovely front windows plus a tin ceiling. The dining room has two built-in corner cabinets and a new French door to the inviting covered porch and deck. The light fixtures are all new and functional. Upstairs has three bedrooms with good closets, a laundry room with sink, shelving and a stack washer and dryer. The newly created bathroom is large and airy with a double sink with an Omega cabinet, soaking tub, tiled glassed in shower and tiled floor. Almost all of the windows have been replaced. Great light throughout. Wood floors except in the bathrooms. The covered porch has an interesting addition of roll down shades made of marine grade heavy plastic (for light) and canvas. These protect the porch in rain and add warmth in the winter. Driveway is paved. There is a one car garage with extra room at one end plus a rebuilt under the back area which is perfect for mowers, yard utensils and storage. A charming gazebo sits at the rear of the yard. The current owners are gardeners in the true sense and the property has lovely perennials, a new crabapple tree, vegetable gardens as well as artistically planted shrubs and perennials along with flat and loose stone drainage at the front of the house. We are pleased to offer this very appealing Village home for sale and invite you to call for your private showing.

Property Details

- 3 Total Bedrooms
- 1 Full Bath
- 1 Half Bath
- Renovation: New: Kitchen, Full Bath, Laundry;
- 1600 Sq. Ft.
- 0.27 Acres
- Built in 1855
- 2 Stories
- Available 8/03/2022
- Two Story Style
- Full Basement

Interior Features

- Eat-In Kitchen
- Wood Kitchen Counter
- Oven/Range
- Refrigerator
- Dishwasher
- Microwave
- Washer
- Dryer
- Stainless Steel
- Hardwood Flooring
- Ceramic Tile Flooring
- 7 Rooms
- Entry Foyer
- Living Room
- Dining Room
- Kitchen
- 1 Fireplace
- Forced Air
- Oil Fuel
- 200 Amps

Exterior Features

- Frame Construction
- Wood Siding
- Asphalt Shingles Roof
- Rubber Roof
- Detached Garage
- 1 Garage Space
- Municipal Water
- Municipal Sewer
- Deck
- Covered Porch
- Driveway
- Trees
- Near Bus

Taxes and Fees

- Tax Year 2022

Presented By

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Listing data is deemed reliable but is NOT guaranteed accurate.