

Listing #1



7382 State Highway 80, Cooperstown, NY 13326

List Price	\$600,000 on 09/10/2022
Status	Active for Sale
Listing ID	11104999
Property Type	Residential
County	Otsego
Township	Springfield
School	CHERRY VALLEY-SPRINGFIELD CENTRAL SCHOOL DISTRICT

Swanswick Barn - the car collector's dream - a 6,000 SF modern custom garage, designed by Hans deWaal, and built by Ralph J. Morely, Inc. The main room (38x40) has high ceilings with double bay doors, space for four cars; two - four-car garage wings, one with concrete epoxy floors, and built-in bench and cabinets, the other with half bath, laundry, wine storage, mechanicals room, and insulated heated car wash bay. 40' drive through boat garage. The barn provides ideal living accommodations, caretaker quarters, year-round or seasonal rental opportunity (e.g. Airbnb) in the apartment. Kitchen with wood cabinets, cherry counters, enamel sink, great room, full bath with built-ins, and large living space/bedroom designed to be converted to two bedrooms. Radiant floor heat, 200-amp electric service, generator connection, raised bed septic, drilled well. Freestanding 20x40 four-car garage. This coupled with the opportunity to experience The Glimmerglass Festival, Otsego Golf Course, The National Baseball Hall of Fame and Museum, Fenimore Art Museum, The Farmers' Museum, Clark Sports Center, The Otsego Resort Hotel and Leatherstocking Golf Course, Brewery Ommegang, fine shops, restaurants. High speed Internet. Easy access to Cooperstown, Utica, Albany, US 20, and NYS Thruway. 3.5 hours to New York City.

Property Details

- 2 Total Bedrooms
- 1 Full Bath
- 1 Half Bath
- 6000 SF
- 10.17 Acres
- Built in 2000
- Available 9/10/2022

Interior Features

- Open Kitchen
- Wood Kitchen Counter
- Oven/Range
- Refrigerator
- Dishwasher
- Washer
- Dryer
- 7 Rooms
- Great Room
- Kitchen
- First Floor Bathroom
- Radiant
- Oil Fuel
- 200 Amps

Exterior Features

- Frame Construction
- Vinyl Siding
- Asphalt Shingles Roof
- Detached Garage
- 4 Garage Spaces
- Private Well Water
- Private Septic
- Patio
- Room For Pool
- Room For Tennis
- Golf
- Driveway
- Survey
- Utilities
- Permits
- Private View
- Scenic View

Presented By

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

Listing data is deemed reliable but is NOT guaranteed accurate.

Filed Map 7433, Lot B
T.M. No. 40.00-1-39.01

Legend

- - 5/8" Steel Rod Capped "Rasmussen Surveyors" Set This Survey
- - Monument Found and Labeled
- ◊ - Change in Direction
- ⊙ - Guy Anchor
- ⊕ - Utility Pole
- ⊖ - Underground Electric/Telephone/Cable - Pedestal
- ⊗ - Deciduous Tree
- ⊘ - Conifer Tree
- ⊙ - Lamp Post
- NDL - New Division Line
- N/F - Now or Formerly
- x- - Wire Fence Post; Wire Fence in Tree
- - Stone Wall
- - Overhead Utility - Electric / Telephone / Cable
- - Lot or Parcel Line
- - Edge of Wooded Area / Hedgerow
- - Edge of Gravel Driveway / Road
- - Edge of Paved Road
- - Continuous Ownership
- T.M. No. 40.00-1-40.01 - Tax Map Section, Block, and Lot Number

Notes

1. Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered valid true copies.
2. Unauthorized alteration or addition to a survey map bearing a licensed land surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.
3. New York State Route 80 is subject to the use and rights of the public.
4. If underground improvements, easements or encroachments exist and are neither visible during normal field survey operations nor described in the instruments provided, they may not be shown on this survey map.
5. The surveyed parcel is subject to all legally enforceable covenants, easements, restrictions, conditions and agreements of record; recorded, unrecorded, open or notorious.
6. Reference was made to Filed Maps 1148, 2913 and 7433, Otsego County Clerk's Office.
7. The area known as "Swanswick Lane" (20-foot wide private drive) between the southeast bounds of New York State Route 80 and the westerly bounds of the Richtsmeier parcel is subject to the rights of others for ingress and egress, Lot A Parcel 2 area = 0.4251 acre.
8. Included with Lot A ("Swanswick") is a right of way for ingress and egress over the portion of the 20-foot wide private drive known as "Swanswick Lane" which is within the premises of Richtsmeier (Re: T.M. No. 40.00-1-40.02).
9. Included with Lot A ("Swanswick") is a right of way in common with others over and along the Otsego Golf Club Road as now maintained for ingress and egress.

Point of Beginning
"Lot B"

ROUTE 80
N 55°42'30" E

Point of Beginning
"Lot A"
("Swanswick")

STATE

Area Lot B = 10.1771 Acres

Area Lot A ("Swanswick") = 15.6936 Acres

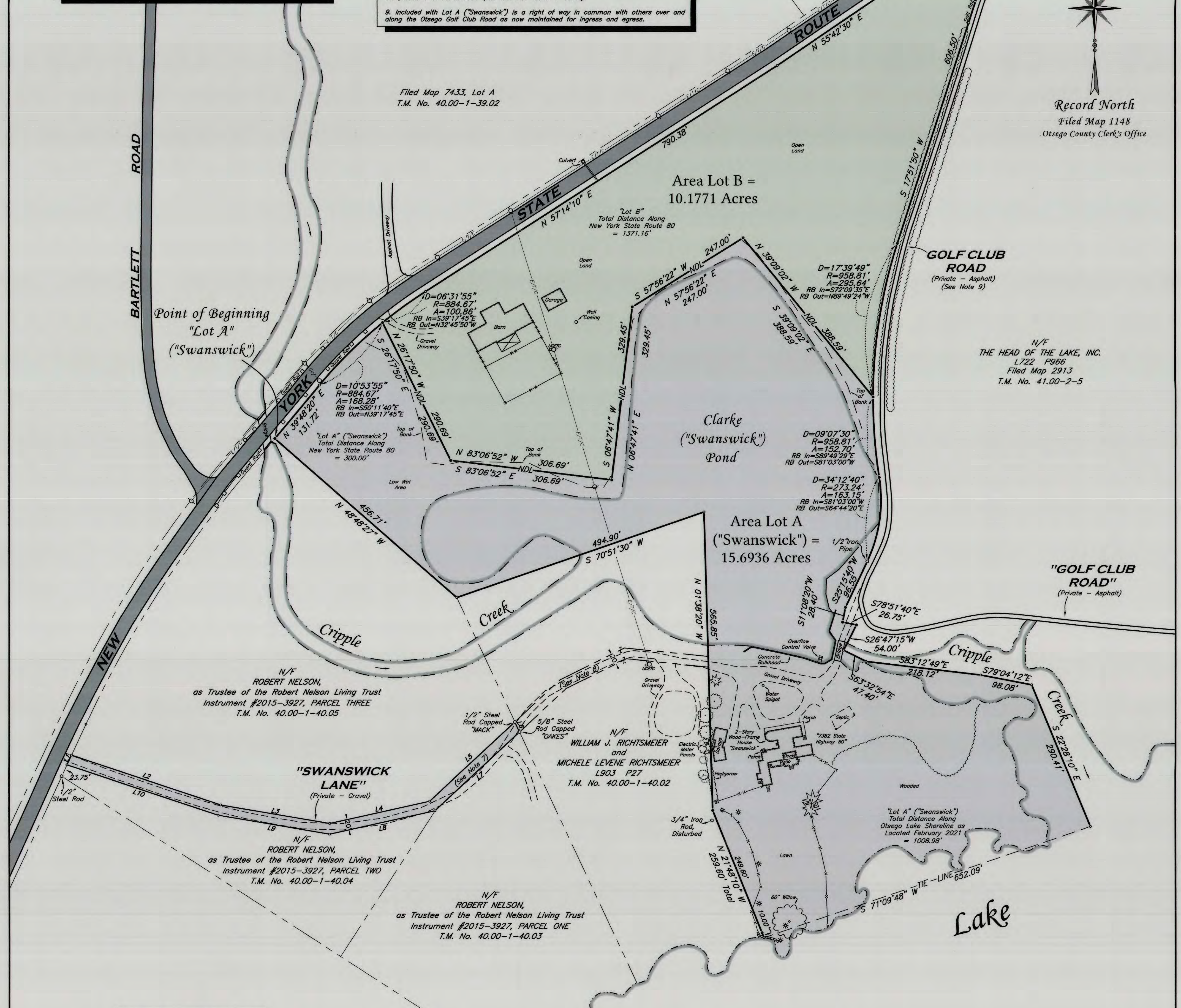
Clarke ("Swanswick") Pond

GOLF CLUB ROAD
(Private - Asphalt)
(See Note 9)

N/F
THE HEAD OF THE LAKE, INC.
L722 P966
Filed Map 2913
T.M. No. 41.00-2-5

"GOLF CLUB ROAD"
(Private - Asphalt)

Record North
Filed Map 1148
Otsego County Clerk's Office



Bearings & Distances Along Bounds of "Swanswick Lane" ("Lot A, Parcel II")

LINE	BEARING	DISTANCE
L1	N 24°54'40" E	20.12'
L2	S 71°32'45" E	296.86'
L3	S 80°21'15" E	209.18'
L4	N 77°30'55" E	193.91'
L5	N 47°02'30" E	219.80'
L6	S 24°57'15" E	21.03'
L7	S 47°02'30" W	218.25'
L8	S 77°30'55" W	204.30'
L9	N 80°21'15" W	213.97'
L10	N 71°32'45" W	300.66'

Lot Area Dimensions Lake (L)

Minimum Lot Size	5 Acres
Lot Width, Minimum (Along Shoreline)	200 Feet
Minimum Road Frontage	300 Feet
Minimum Front Setback	50 Feet
Minimum Side Setback	10 Feet
Minimum Rear Yard (from Shoreline)	100 Feet
Maximum Height	30 Feet
Maximum Lot Coverage	70%
Minimum Driveway Side Setback	5 Feet
Minimum Garage Side Setback	30 Feet

SURVEY MAP

SHOWING A DIVISION OF THE PREMISES OF
SUZANNE C. KINGSLEY

DEED REFERENCE
Liber 1118 Page 826

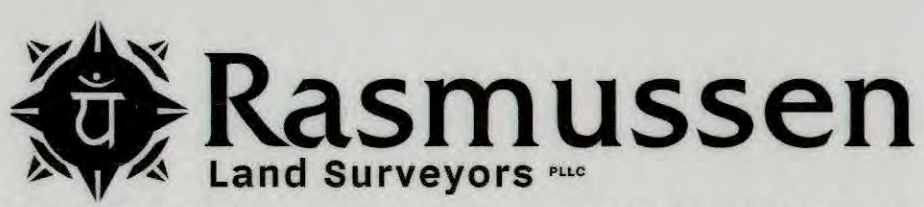
TAX MAP REFERENCE
40.00 - 1 - 40.01

FILED MAP REFERENCE
FILED MAP 1148

OTSEGO COUNTY CLERK'S OFFICE
BEING PART OF
"CARY'S PATENT"
PROVOST TRACT
CROGHAN PATENT
SITUATE IN THE
TOWN OF SPRINGFIELD,
COUNTY OF OTSEGO
AND
STATE OF NEW YORK

GRAPHIC SCALE
0 100 200 300
(IN FEET)
1 INCH = 100 FEET
DATE: FEBRUARY 15, 2021

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CERTIFIED BY NEW YORK STATE AS A WOMEN BUSINESS ENTERPRISE-

WILLIAM RASMUSSEN, LAND SURVEYOR, LICENSE NUMBER 49107
JENEÉ R. RASMUSSEN-GREEN, LAND SURVEYOR, LICENSE NUMBER 50678
8 HIGHLAND STREET, ONEONTA, NY 13820
(607)267-9360 www.rasmussenlandsurveyors.com
WORK ORDER NO. 2092 MAP NO. 36-769

Approved by the Town of Springfield Planning Board

[Signature] 3/5/21
Chair Person Date

[Signature]