

## Listing #1



## 3063 Co Hwy 33, Cooperstown, NY 13326

List Price	\$155,000 on 07/01/2023
Status	Active for Sale
Shared in MLS	Yes
Listing ID	11187975
Property Type	Residential
County	Otsego
Township	Middlefield
School	COOPERSTOWN CENTRAL SCHOOL DISTRICT
Tax ID	<a href="#">86.00-1-4.02</a> ; <a href="#">86.00-1-4.03</a>
FEMA Flood Map	<a href="https://fema.gov/portal">fema.gov/portal</a>
Year Renovated	2011

This ±2,400 SF seasonal home sits on ±2.49 acres with a beautiful pond, and stream. Spacious open floor plan with living and dining areas offers room for relaxing, and entertaining. Kitchen with efficient use of space caters to the family that cooks together. Large primary bedroom, and full bath with laundry complete this floor. Upstairs are a spacious room - bedroom or study, walk-in closet, and attic storage. New well, and septic c2013, new metal roof c2019. Highspeed Internet. This property is ready to be your sanctuary, or rental income property! Convenient to Cooperstown, Cherry Valley, Experience all that makes Cooperstown, "America's Most Perfect Village". Its finest include The Glimmerglass Festival, Otsego Golf Course, Glimmerglass State Park and Hyde Hall, historic Doubleday Field, The National Baseball Hall of Fame and Museum, Fenimore Art Museum, The Farmers' Museum, Clark Sports Center, Bassett Hospital, The Otesaga Resort Hotel and the legendary 18-hole championship Leatherstocking Golf Course, Brewery Ommegang, fine shops, restaurants. High speed Internet. Easy access to Cooperstown, Utica, Albany, US 20, and NYS Thruway. High speed Internet. Cooperstown Schools. 3.5 hours to New York City.

### Property Details

- 2 Total Bedrooms
- 1 Full Bath
- 2400 SF
- Renovation: New Steel Roof c2019, new well, and septic c2013
- 2.49 Acres
- Built in 1985
- Renovated 2011
- 2 Stories
- Available 7/01/2023
- Ranch Style

### Interior Features

- Open Kitchen
- Laminate Kitchen Counter
- Oven/Range
- Refrigerator
- Dishwasher
- Washer
- Dryer
- Carpet Flooring
- Laminate Flooring
- Vinyl Flooring
- 4 Rooms
- Living Room
- Dining Room
- Kitchen
- Laundry
- Private Guestroom
- First Floor Primary Bedroom
- First Floor Bathroom
- Baseboard
- Electric Fuel
- 200 Amps

### Exterior Features

- Frame Construction
- Wood Siding
- Metal Roof
- Private Well Water
- Private Septic
- Open Porch
- Covered Porch
- Driveway
- Trees
- Shed
- Pond View
- Wooded View
- Private View
- Scenic View
- Pond Waterfront
- Creek Waterfront

### Presented By

**Patricia Bensen-Ashley, ASHLEY CONNOR REALTY** 607-547-4045 [info@ashleyconnorrealty.com](mailto:info@ashleyconnorrealty.com)

Listing data is deemed reliable but is NOT guaranteed accurate.



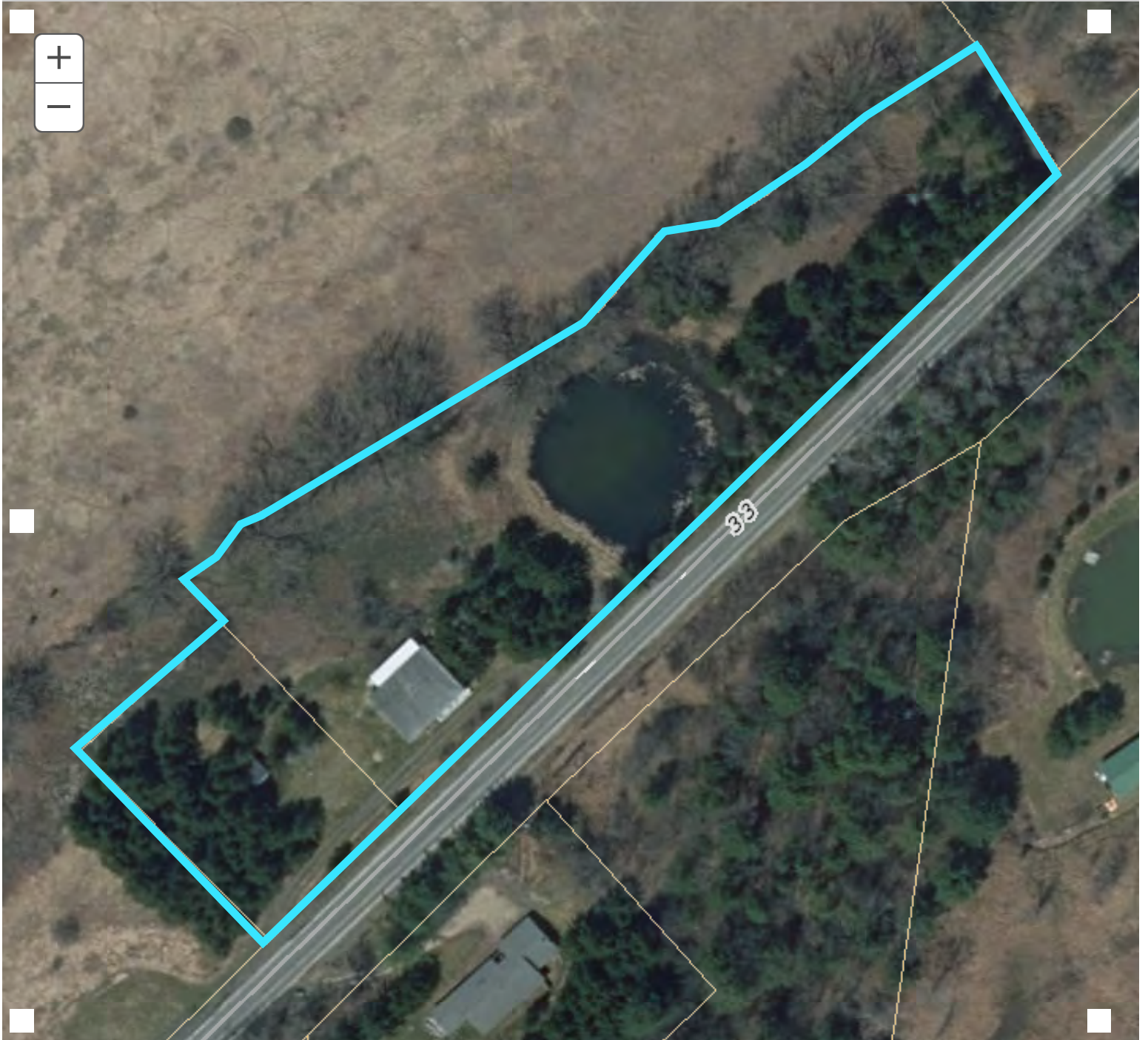
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