

CNY Region House & Home

FREE

MAY 2019



**FEATURED
PROPERTY**

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COOPERSTOWN HOMES

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LOVELY SECOND OWNER HOME



Is in need of updating. The original wood trim is all in place as is the original kitchen. A walk up attic that could be utilized for extra space. A great location in the center of the village and a deep back yard. Bring your imagination...

(MLS #120334) **\$199,000**

ADORABLE 4 BEDROOM HOME IN VILLAGE OF HARTWICK



Recently renovated with high end amenities. Original wide plank wood floors upstairs. Full basement. Plenty of storage! Enclosed front porch and peaceful back deck.

Cooperstown Schools!
(MLS # 118266)
\$145,000

INVESTMENT PROPERTY FOR SALE!



ATTRACTIVE income with LOTS of potential for more! FOUR UNITS!! One 1 bedroom unit and three 2 bedroom units. On site parking. Owner pays water, common hall electric, garbage, lawn and snow removal.

Tenant pays their own utilities!

Great opportunity to improve for more income!
(MLS # 115460) NEW PRICE **\$159,900**

WONDERFUL CENTER HALL COLONIAL



With a 140+- feet of groomed Susquehanna river frontage and access to Goodyear Lake. Wonderful landscaped grounds with perennial gardens. A two story barn that leaves this property open to many possibilities. Was most recently used as a Dreams Park rental that rented for \$1700.00 per week...

(MLS # 120951) **\$229,900**

A GREAT ESCAPE FARMHOUSE MADE BRAND NEW



Ready for your finishing touches. Good solid house in an easy access location. The inside has just been renovated. Nice and spacious back yard and rural views all around. Otsego Lake rights at Springfield Landing.

(MLS # 116770)

\$125,000

LAKE FRONT



Hello Spring and Summer! IT'S ALL ABOUT THE LAKE! Time to Purchase this Otsego Lake Seasonal Camp with approx 52 feet of Direct Lake Access and Parking for 2 vehicles! Camp Judith is one of the Original Camps on Otsego Lake. Fantastic Wide Lake Views from the Large Span of Living Room and Dining Room Windows take in the full Beauty of the Lake and Countryside Across the Lake. There is Abundant New Dock space for your Boat and Storage. A Wonderful Seasonal Home! (MLS # 116196) **\$398,000**

GORGEOUS OPEN FLAT PIECE OF LAND



With a perfect 30x40 horse barn with everything you need to start your own horse farm! Land is completely cleared and ready for your new house!!

Call to check out this parcel today!

(MLS #120142)

\$69,000

BUILD YOUR DREAM HOME!



Excellent Building Parcel with Otsego Lake Rights only 10 minutes to the Village of Cooperstown on the East Lake Road. This nice parcel is Located on a private Cul de Sac. The seller will also install the driveway and install a septic to meet codes for full asking price of 199k. Take advantage, this is the last parcel available on Prevost!

(MLS #107001)

\$149,000

COMMERCIAL LISTING



This a very busy auto repair shop. 6000 sq feet Potential for multiple business's.

(MLS #83343)

\$549,900

CUTE, IMMACULATE HOME



With everything you need on a beautiful piece property! Three bedrooms, 1 LARGE bathroom which could easily be converted into two bathrooms. Large soaking tub and stand up shower in the bathroom. Newly redone kitchen. Newer roof. Beautiful creek runs right through the property! (Pipe installed to prevent flooding) GORGEOUS piece of property. Very long parcel, lots of potential! Large garage and barn towards the back of the property as well! Cooperstown School District! 10 minutes to Cooperstown! Currently in the process of replacing some siding and painting exterior. Few minor improvements make this home a bit of a fixer upper, renovations can be negotiated with the offer. (MLS #116357) **\$159,000**

GREAT OPPORTUNITY FOR A BABY BOOMER DOWNSIZER



One Level Living in this Three Bedroom 1.5 Bath Ranch Home with Possible Additional Living Space in the Walk up Second Level. Beautiful Sunny Country Views from the many Updated windows. Easy comfortable Living with this Spacious Open Floor Plan, Gleaming Wood floors in the Kitchen with Abundant Cabinet Space, a

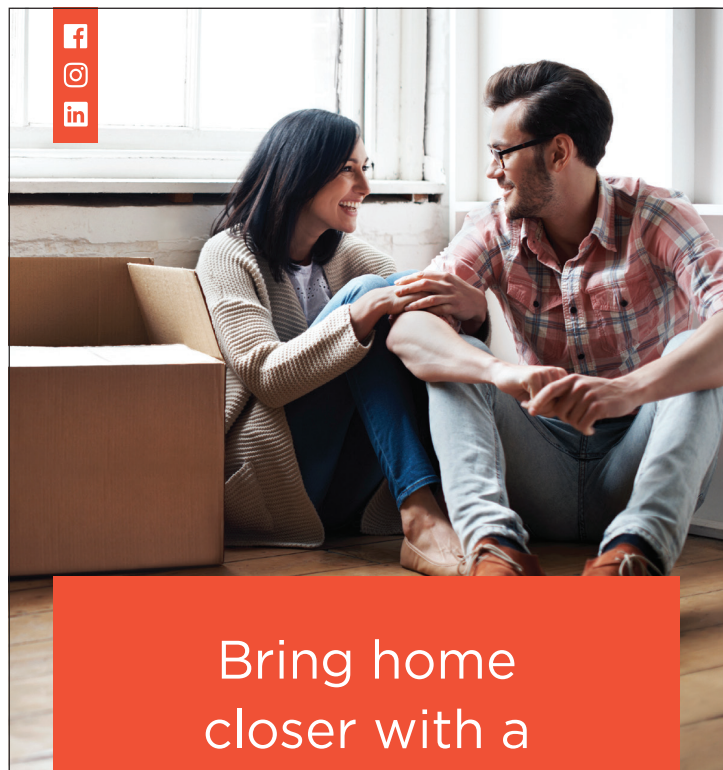
Breakfast Bar for that Early Morning Coffee, with Nice flow to the Dining Room and Living Room Area for Entertaining. 3 Beautiful Private Acres, Cooperstown Schools, and Centrally located between Oneonta, Milford and Cooperstown.

(MLS 117486) **\$225,000**

ENJOY COUNTRY LIVING



3 Bedroom, 2 Bath Ranch Style HOME with Separate One Bedroom Apartment, and TWO CAR Garage This Roomy Home could be Rented FOR DREAMS PARK OR WOULD BE A GREAT MOTHER-DAUGHTER! Total Sunny Kitchen Remodel with Sparkling NEW Appliances. The One Bedroom Apartment Offers an OPEN Floor Plan, with a Convenient Living Area, Kitchen and Dining Area adjoined with Large Picture Windows Overlooking the Front Yard. The Nicely Landscaped home with 2 ponds sits on 3 Acres only 8 Miles (10 minutes) from the Village of Cooperstown and Bassett Hospital. MOVE IN READY! (MLS 116416) **\$228,500**



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www.possonrealty.net

David Posson, Licensed Real Estate Broker • Kara L. Posson-Reed, Licensed Associate Broker

2800 - OTSEGO COUNTY COW/CALF AND FINISHING BEEF FARM



256 acres, 180 in fields and pasture. Good gravel ground, Good for grazing early and late in the year. Large concrete bunk for feed storage. 1200 ton capacity. Converted 6-row free stall with drive-thru feed with room for 200 head easy. 3 additional outbuildings for storing and commodities. Good 2 story 4 bdrm home. Drilled well plus 2 year-round streams and spring for water. This is a great facility set up for beef, for mom/calf operation, plus finished. **Asking \$625,000**

3021 - CHENANGO COUNTY



Custom built in exceptional condition. 2 bedrooms with room for another. 2 bathrooms with heated floors. Entire home and garage have radiant floor heating. The basement is totally dry and has enough room for a finished 3rd bedroom if one desires. In addition, a porch that wraps around 3 sides. There are 10.33 acres of land with a few older buildings that can be fixed or removed. Property borders a year around registered trout stream. Did you see the deer looking in the window? Whether you're looking for a year-round home, a weekend get-away, or seasonal home..you can't go wrong with this move-in ready beauty.

Asking \$182,500



3018 - MADISON COUNTY

15+/- acres. 3 bedroom 2 bath Ranch home in good condition.

Asking \$130,000

3020 - 90-ACRE CHENANGO COUNTY LAND W/ 2 BARN. 55 OPEN TILLABLE



LAND ALL IN HAY Set up in paddocks with high tensile fencing for rotational grazing. Balance in woods. Drilled well for water. Excellent for a beef or horse operation. Quiet road, peaceful setting. Bordering a large state forest. Within walking distance of a large state-owned lake, public access for fishing and canoeing. Excellent place to build a cabin retreat for hunting, hiking, snowmobiling, and 4-wheeling. Good location. Close to Cortland and Norwich. 40 minutes north of Binghamton.

Asking \$175,000

3014 - LOCATED NEAR SHERBURNE



140 acres, 85 tillable, 7 pasture, balance woods. Dairy barn has 76 stalls. Drilled well. 60x120 cover-all for dry cows and heifers. 80' heifer barn w/50 stalls. This farm also has a 40 x 80 machine storage building and a 20x30 shed. Nice 2 story 4bdrm home. REA Electric. Close to shopping, schools, and hospitals. **Asking \$425,000**

3019 - REALLY NICE 76+/- ACRES LAND PARCEL IN CHENANGO COUNTY



Beautiful view. Great for agricultural purpose, hunting, camping, or building a home! Good location. Close to shopping, schools, and hospitals. 1 hr from Syracuse, Utica or Binghamton.

Asking \$152,000



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WORK FROM HOME?



This home boasts an extra den/office/bedroom and bath on the 1st

floor, just off the front hallway-perfect for meeting clients. Plus formal dining room and living room for entertaining and eat-in kitchen opening to family room with fireplace for family time. So many possibilities. **\$192,000**

IN THE HISTORIC DISTRICT



This home is part of the Sherburne Historic District. Newer kitchen.

new heating system that takes advantage of the REA electric, wide plank floors, bedroom/den on first floor, 3 bedrooms and 2 Baths upstairs and bonus of a small back apt with income helping to pay the mortgage. **\$139,900**

RETURN IT TO ITS BEAUTY



This 1790 "mansion" with 4 wings was once the pride of the area.

Unfortunately it is falling to ruin- unless someone who like projects, can bring it back. Thornbrook Hall (just Google it) sits on 12 acres of land with a small caretaker home that can be lived in while the big house is restored. **JUST \$89,000**

COUNTRY LIVING



Well maintained 4 bedroom home, updated kitchen, updated

windows, newer 2C garage, BRAND NEW NATURAL GAS BOILER, metal roof, family room, living room and dining room. Lots of storage and more. Great price. **\$132,900**

607.334.5570

Search for available properties in Chenango, Otsego, Madison and Delaware Counties at **www.PRKproperties.com**

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Nancy C. Angerer
Principal Broker/Owner
Donna Thomson
Associate Broker



1988 RENOVATED COLONIAL

FEATURED HOME



1988 Renovated Colonial on 82+ acres with views of Otsego Lake. Inviting home offering "Chefs Kitchen", beautiful stone terraces for entertaining, LR w/FP, Family Room with Wood Buring Stove, six bedrooms and 3.5 baths.Cooperstown Schools. **Offered Exclusively by Lamb Realty \$860,000**

ONE LEVEL LIVING



Sitting just minutes outside the historic village of Cooperstown, this three bedroom 2006 Ranch is spacious, inviting, private and "one level living". Open floor plan with over-sized deck looking over the bucolic pastures and hills. Enjoy everything Cooperstown and what the community has to offer. **Offered Exclusively by Lamb Realty \$339,000**

LAKE FRONT CUSTOM CAPE



With 110 ft. of lake front on Arnold Lake,docks for swimming & boating. First floor master-suite with private balcony overlooking the lake. Vaulted ceilings,skylights & a field stone fireplace in the living room. French doors lead from the dining area out onto the deck overlooking the Lake. **Offered Exclusively by Lamb Realty \$650,000**

OUTSTANDING OTSEGO LAKE VIEWS



This lovely lodge on 29+- acres sits approximately nine miles from the historic village of Cooperstown, New York with outstanding views in a very private and serene setting. There is an entrance mudroom on the lower level with the attached two car over sized garage. **Offered Exclusively by Lamb Realty \$475,000**

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Spring Home Maintenance Checklist

courtesy of:



- 1. Clean Gutters and Downspouts:** Make sure gutters and downspouts direct water away from the house. With our weather, there's a lot of freezing and thawing, gutters will expand and contract, so make sure they're flush to the roof, with no sags or dips. Get a professional to clean them if you live in a two-story house. Do-it-yourselfers will be safer cleaning a ranch home. Consider installing gutter guards. Remember this is your first defense for a dry basement/crawlspace.
- 2. Inspect Your Roof:** Shingles that curl (turn up) and claw (turn down) can make your roof inefficient and susceptible to leaks. Clean out sticks and moss with a stiff broom. Call a professional and get an opinion on your repair. How many years has it been since you had a new roof installed?
- 3. Check Your Heating and Air Unit:** It never hurts to have a professional check the system before you start your air conditioning for the year. If it's dirty, they may recommend having your ducts professionally cleaned. It'll make your indoor air quality healthier and your furnace more efficient. Make sure you date your air filters so you know when to change them.
- 4. Indoor Safety:** Change batteries on smoke and carbon monoxide detectors. Remember to test these devices, in case you ever need them.

5. Remove firewood and loose debris stored near the home. Firewood should be stored at least 18 inches off the ground at least 2 feet from the structure. By removing these you can help deter those risky pests, like termites.

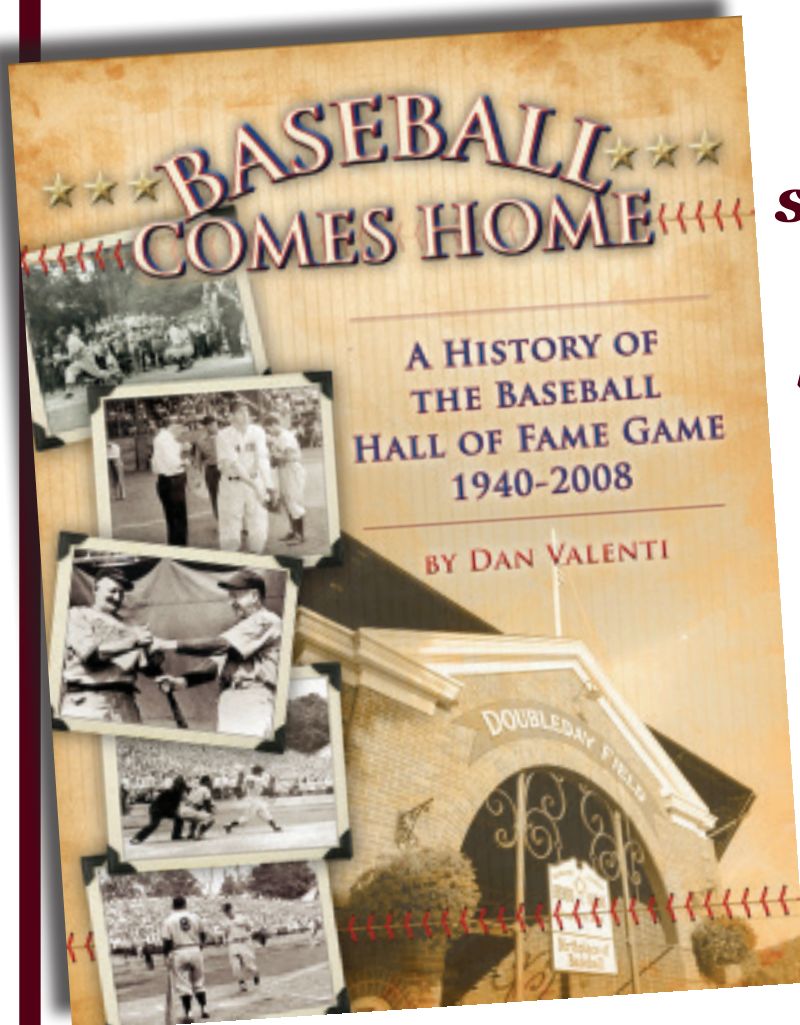
6. Your Beautiful Lawn: Rake the lawn to remove any branches, debris and leaves that you might have missed in the fall; if left, they can suffocate the grass beneath. Raking also helps to remove thatch build up from last year's clippings. It is also time to aerate and feed your lawn. If it's too much, call a professional.

7. De-clutter: Who doesn't love stuff? Spring Cleaning! It's time to de-clutter your home. Open your windows, shake out your rugs, and start going through your closets. You never know what you will find to put on display, or donate to someone else.

8. Dig into your landscaping. Grab your pruning shears. Start by removing any dead annuals and pruning back the perennials that have new growth at the mulch line. Proactively pull weed seedlings while the ground is soft and before the weeds become pesky in the summer months. Assuming the winter left your soil unbalanced, your beds could probably benefit from an application of fertilizer.

9. Kick back and relax! The beautiful sunny weather and smells of fresh flowers are just around the corner. Remember to let us know if you need help building your outdoor living space and relaxation zone outside. It's time to plan!

“Baseball Comes Home: The History of the Baseball Hall of Fame Game 1940-2008 by Dan Valenti



***The book traces
the 70-year
series of the Hall of
Fame Game
beginning in 1939,
the year the Hall
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Camden, 10575 Loveland Road
\$599,900


4,800 SQ/FT CONTEMPORARY CAPE, 54 ACRES, PRIVACY, NEARBY STATE FORESTS! Hickory kitchen, granite, stainless, great room, master BR, media room, lower level bonus, pond, park like setting, heated garage, work shop, minutes from Syracuse Airport, casino, snowmobiling, trails, hunting, fishing and more! PRIVACY GALORE!

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Richfield Springs, 102 Route 167
\$799,000


BEAUTIFUL UPDATED GEORGIAN ESTATE & GUEST COTTAGE on 12 PRIVATE ACRES, minutes from COOPERSTOWN, offers a CARRIAGE BARN, HORSE STABLES, over 3,000 Sq/Ft, 4 BR's, gourmet kitchen, massive living room, 2 fireplaces, private patios, beautiful gardens, amazing views! A Perfect UPSTATE NY DREAM OR SECOND HOME!

RECENT SOLD OR SALE PENDING!
LET'S GET YOUR HOME SOLD, TOO!

Floyd (Rome)	\$324,900	Yorkville	\$129,900	Forestport (Otter Lake)	\$139,900
Barnesveld	\$399,900	Rome	\$229,900	West Winfield	\$119,900
Rome	\$249,000	Mohawk	\$169,900	Oneida	\$102,500
North Bay (Waterfront)	\$299,900	Ilion (Farm/Acreage)	\$269,900	Whitesboro	\$167,500
Mohawk	\$118,000	Ilion	\$184,900	Ilion	\$44,900

Check out my website to view our powerful LISTING tools & aggressive MARKETING plan!


NEAR ADIRONDACKS
Newport \$490,000

3595 Military Road - 2 PRISTINE HOMES FOR THE PRICE OF ONE! 3,850 SQ/FT, 10 BR'S, 6 BATHS, 28 ACRES, BROOK WATERFRONT, RENEWABLE HYDRO & SOLAR POWER! Located in the foothills of the Adirondacks you'll be amazed!


CONTEMPORARY
Floyd (Rome) \$489,900

7654 Smith Road - Well appointed contemporary 5 br ranch on 7 private acres, high end finishes throughout! 2 Master bedrooms! Stunning remodeled custom CHERRY KITCHEN, Granite, stainless, 100% remodeled.


97 ACRES
Cherry Valley \$239,500

4075 County Hwy 33 - 2 LEVEL 3 BR 2,744 SQ/FT CONTEMPORARY, 97 ACRES, VIEWS! Minutes from Cooperstown, attractions, trails, privacy, home office/commercial aspects, open kitchen layout, vaulted ceilings & more!


NEW LISTING
Whitestown (Yorkville) \$210,000

3,200 Sq/Ft COMMERCIAL BUILDING, PRIME COMMERCIAL DRIVE CORRIDOR, GREAT EXPOSURE & PARKING! 80 X 40 building, wide open shop, overhead garage doors, set back from main road, lots of parking, 1.75 acres.


SALE PENDING
West Winfield \$194,000

10041 Route 20 - LAND, VIEWS, POND, PERCHED ON A HILLSIDE, STUNNING SUNSETS, BARN, LARGE PRIVATE DECKS, A RARE FIND THAT HAS IT ALL! 12 acres, 3-4 bedroom 1,800 Sq/Ft contemporary, good proximity to Utica & Cooperstown.


SALE PENDING
West Winfield \$184,900

6890 County Hwy 18 - TRANQUIL WATERFRONT PROPERTY, PERFECT SECOND HOME OR JUST ENJOY YEAR-ROUND CHARM! 3 BR Cape, 1,900 Sq/Ft, home office, garage/workshop, minutes from Utica, Cooperstown.


NEW LISTING
Westernville \$118,000

8575 Coleman Road - STREAM WATERFRONT & AMAZING PEACEFUL 1 ACRE SETTING! 1,400 SQ/FT 3 BEDROOM CAPE OFFERS IT ALL! Newer furnace & windows, vinyl siding, attractive metal roof. EXCELLENT RURAL LOCATION.


20 ACRES/STREAM
Waterville \$39,900

1804 Route 12 - BUILD YOUR DREAM HOME OVERLOOKING THE FALLS & 20 PICTURESQUE ACRES! Open fields, stream, waterfalls & swimming holes, about 15 minutes to Utica.


1.5 ACRE LOT
Mohawk \$18,000

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