

**Residential**  
**313539 Active**
**634 Highland Road**  
**Ithaca, NY 14850**

**L\$549,000** ☐

**Original List Price:** \$549,000

**Style:** 2 Story

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 1

**Apx Liv Area SqFt:** 2,549

**Price SqFt:** \$215.38

**Source SqFt:** Assessment Office

**Year Built:** 1922

**Driveway:** Paved

**Garage/Carport:** 1 Car , Detached , Garage

**Prop Sub-Type:** Single Family

**County:** Tompkins

**Hamlet/Subdivision:**
**Property Location:** Town of Cayuga Heights

**School District:** Ithaca City

**Elementary School:** Cayuga Heights (Boy MS)

**Lake Rights/Descr.:** No Rights

**Lake Name:** Cayuga

**Zoning:**
**Curr. Tot. Taxes:**
**Avg. Mo. Utilities:**
**Deed Restrictions:** No

**Assessment:** 550000

**Apx Acreage:** 1.04

**Spec. Assess/Sur.:** Unknown

**Deed Ref.:** 2016/12305

**Lot Size:** 140x325

**Tax Map#:** 9.-2-1

**Survey:** Available - Lister

**Amps:**

	Apx Liv.Area SqFt	Full Baths	Half Baths		Apx Liv.Area SqFt	Full Baths	Half Baths
<b>Basement:</b>	350	1	0	<b>Lower Level:</b>		0	0
<b>Main Level:</b>	1,200	0	1	<b>Upper Level:</b>	846	1	0
	Lvl	Dimensions		Lvl	Dimensions	Lvl	Dimensions
<b>Living Rm:</b>	Main	20 x 14	<b>Master Bedroom:</b>	Upper	17 x 14	<b>Utility/Laundry:</b>	
<b>Dining Rm:</b>	Main	15 x 11	<b>Bedroom 2:</b>	Upper	15 x 9	<b>Other Rm 1:</b>	Basement Playroom
<b>Kitchen:</b>	Main	16 x 12	<b>Bedroom 3:</b>	Upper	14 x 11	<b>Other Rm2:</b>	
<b>Family Rm:</b>	Main	13 x 11	<b>Bedroom 4:</b>	Basement	Guest Bedroom		

**Disclosures:** Agriculture District , Electric/Surcharge , Lead , Mineral Rights , Property Condition

**Financing Remarks:**
**Construction:** Stone

**Roof:** Slate

**Basement/Foundation:** Partially Finished , Walk-Out Exterior , Interior

**Exterior:** Masonry/Stone

**Energy Features:** Single Pane , Storm Door(s) , Storm Window(s) , Programmable Thermostat

**Floor Coverings:** Hardwood , Tile

**Fireplace/Stove:** 1

**Appliances Convey:** Dishwasher , Dryer , Garbage Disposal , Refrigerator , Stove-Gas , Trash Compactor , Washer , Other-See Remarks

**Heat/Cooling:** Central Air Conditioning , Natural Gas , Boiler , Radiator

**Other Rooms:** Formal Entry , Formal Dining

**Water Source:** Municipal-Available

**Interior Inclusions:** Walk-in Closet(s) , CO Detector , Smoke Detector

**Domestic Hot Water:** Natural Gas , Tank , Indirect Water Heater

**Exterior Features:** Cable TV , High Speed Internet Avail , Patio , Pond , Storage Shed , Stream , Other-See Remarks

**Sewer/Septic:** Municipal-Available

**Oil/Gas/Mineral Rights:** Not Leased

**Insulation/Type:** Unknown

**Green Certs.-Include Certs.:**
**Directions/House Color:**

**Public Description:** Charming stone "castle" house on beautiful park-like 1 acre lot. Three sunny bedrooms w/additional, fully renovated basement bedroom w/full bath. Located on a quiet street close to Cornell. Hardwood flrs throughout, nooks, built-ins & arches creating so much character! Large Living room w/fireplace. Sun filled family room leads to stone patio to watch the sunsets. Master bedroom w/walk in closet, renovated bathrooms. Sweet powder room on main flr. Efficient kitchen opens to beautiful dining room. Laundry & workshop area in walk out basement. Very special house in a special location.

#### PREPARED BY


**Kathleen (Kate) Seaman**
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