



MLS#: **S1278606**      **Single Family Residential**      **A-Active**  
**533 Asbury Rd**      List Price: **\$1,000,000**  
 County: **Tompkins**      Zip: **13068**      Acres: **30.09**  
 Town: **Dryden**      Pstl City: **Freeville**      Cross St: **Warren**  
 Area #: **Dryden-502489**  
 Lot Front: **1,146**  
 Subdivision:      Lot Depth: **1,614**  
 TxMap#: **502489-030-000-0001-005-002-0000**      Lot Shape:  
 City Nghbrhd:      Lot #: **5**  
 School Dist: **Dryden**      SqFt [PubRec]: **4,046** []  
 High School:      AboveGrade Sq: []  
 Middle School:      Year Built: **2005**  
 Elem School:      Yr Blt Desc: **Existing**  
    # Photo: **35**

**General Information**

Style of Res:	<b>2 Story, Colonial</b>	Full Baths:	<b>3</b>	Bedrooms:	<b>4</b>	Beds	Full	Half
Built By:		Half Baths:	<b>1</b>	Total Rooms:	<b>9</b>	1st Flr:	<b>1</b>	<b>1</b>
Stories:	<b>2.0</b>	Tot Baths:	<b>3.1</b>	# Beds/Sept:		2nd Flr:	<b>3</b>	<b>2</b>
Exter Constr:	<b>Frame, Vinyl</b>					3rd Flr:	<b>0</b>	<b>0</b>
Driveway:	<b>Stone/Gravel</b>					4th Flr:	<b>0</b>	<b>0</b>
Garage:	<b>3.0/Attached</b>					Bsmnt:	<b>0</b>	<b>0</b>
Lot Info:	<b>Agricultural District, Horses Permitted</b>	Roof Descr:				Total:	<b>4</b>	<b>3</b>
Attic:	<b>None</b>	Foundation:	<b>Poured</b>					
Basement:	<b>Exterior Walkout, Finished</b>							
Waterfront:	<b>No</b>	Footage:		Riparian Rgts?	<b>No</b>			
Name:		Island Name:						

Public Remarks: **Finger Lakes Region luxury home and equestrian center located just minutes from Cornell and Downtown Ithaca This spacious, well appointed home boasts a gourmet kitchen with solid surface counters, a butlers prep area, and a tranquil breakfast/sitting nook all overlooking the vaulted family room with a fireplace. Expansive formal dining room just off the foyer and a generous office. The large first floor master suite has a private door which leads to the wrap around porch. The upper level of the home includes a loft area which is ideal for guests with two large bedroom and two full baths. The equestrian center boasts 29 box stalls with ability to convert many to foaling stalls. 3 separate tack rooms, main office, and onsite bathrooms and viewing areas of the well groomed 80' x 200 indoor training and show arena. Multiple paddocks, outdoor training arena, and trainer living quarters all on this ideally located facility situated on nearly 30 deeded acres. Address is 533 Asbury Rd, Freeville, NY. Make sure you check out the 3D tour also. Also listed under Lot/Land see s1279410**

Unbranded VT: [Click Here](#)  
 Aerial Drone Video: [Click Here](#)  
 Virtual Tour 3D: [Click Here](#)

Directions: **From Ithaca, take Route 13 to the North Triphammer Road exit. Turn towards the mall at the light at the end of the ramp and then onto Asbury Rd to the right. Cross over Warren Str and home will be on the right.**

**Interior & Exterior Features**

Add'l Rooms:	<b>1st Floor Master Suite, Bonus Room, Family Room, Foyer/Entry Hall, Laundry-1st Floor, Loft, Master Bedroom Bath, Office, Other - See Remarks</b>	Total FP:	<b>3</b>	# Artificial:	<b>0</b>
Add'l Interior Features:	<b>Cathedral Ceiling, Ceiling Fan, Drapes - Some, Pex Plumbing- Some, Security System - Owned, Wet Bar</b>	# Gas:	<b>3</b>	# Pellet:	<b>0</b>
Add'l Exterior Features:	<b>Cable TV Available, Deck, Garage Door Opener, High Speed Internet</b>	# Wood Burning:	<b>0</b>	# Wood Stove:	<b>0</b>
Add'l Struct:	<b>Barn / Outbuilding, Other, Shed</b>	# Coal:	<b>0</b>	# Other:	<b>0</b>
Kitch/Dining:	<b>Eat-In, Formal Dining Room, Other - See Remarks, Walk-In Pantry</b>	# Freestanding:	<b>0</b>	# Not Rep to Code:	<b>0</b>
Appliances:	<b>Cooktop - Electric, Dishwasher, Disposal, Dryer, Freezer, Microwave</b>				
Accessibility:					
Floor:	<b>Hardwood-Some, Tile-Some, Wall To Wall Carpet-Some</b>				

**Utilities Information**

HVAC Type:	<b>AC-Central, Radiant</b>	Sewer:	<b>Septic</b>
Heating Fuel:	<b>Propane</b>	Water:	<b>Well</b>
Water Htr Fuel:	<b>Propane, Tankless</b>	ENERGY STAR®	
		Qualified:	
Emerg Backup:		Well Location:	<b>Side yard</b>
Type of Well:	<b>Drilled</b>		

**Financial Information**

Possible Fin:	<b>Cash, Conventional, Other - See Remarks</b>	Type of Sale:	<b>Normal</b>	
1st Mtg Bal:	<b>\$0</b>	Equity:	<b>\$1,000,000.00</b>	Town/Cnty Tax: <b>\$7,107</b>
2nd Mrt Bal:	<b>\$0</b>			City/Vil Tax: <b>\$0</b>
Tax Info:				School Tax: <b>\$13,982</b>
Assess Val:	<b>\$930,000</b>			Total Taxes: <b>\$21,089</b>
HOA Pay Desc:	<b>None</b>	Annl Spc Assess: <b>\$0</b>		Lot Rent:
HOA Fee:				
HOA Amen:				
Sale Price:		DOM: <b>21</b>		Closed Date:

MLS#: **S1278606**

Canaan Realty

Brett Ransford

Not Licensed in New York State

8645 E. Seneca TNPK Manlius, NY 13104

Listing content is subject to copyright and license agreements, and may only be used as permitted by MLS rules, regulations, and policies. Listing content is not guaranteed accurate by the MLS Monday, August 3, 2020