



MLS#: **S1279410** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**  
**533 Asbury Rd**  
 County: **Tompkins** Zip: **13068** List Price: **\$1,000,000**  
 Town: **Dryden** Pstl City: **Freeville** LP/SF: **\$247.16**  
 Area #: **Dryden-502489** Acres: **30.09** Cross St: **Warren**  
 Subdivision: Lot Front: **1,146**  
 TxMap#: **502489-030-000-0001-005-002-0000** Lot Depth: **1,614**  
 City Nghbrhd: Lot Shape:  
 School Dist: **Dryden** Lot #: **5**  
 High School: SqFt: **4,046**  
 Middle School: # Photo: **35**  
 Elem School:

**General Information**

Type: **Agricultural, Farm w/Residence, Recreation, Residential** Improvement:  
 Topography: **Level, Rolling, Scenic**  
 Road Ft/Desc: **Town** Buildings: **Arena, Barn-Horse, Other - See Remarks, Outbuilding, Shed**  
 Zoning: Milk Mkt: # Horse Stls: **0**  
 Land Feat: **Other - See Remarks, Scenic View**  
 Addl Rooms: **1st Floor Master Suite, Bonus Room, Family Room, Foyer/Entry Hall, Laundry-1st Floor, Loft, Master Bedroom Bath, Office, Other - See Remarks**  
 Bedrooms: **4** Baths: **3/1** Stories: **2.0** Rooms: **9**  
 On Wtrfrnt: **No** Footage:  
 Name: Island Name: Rip Rgts: **No**  
 GOM Rts Rsv: **No** Timber Rgts Rsv: **No**  
 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 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 Residential see s1278606**

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 St and home will be on the right.**

**Residence Information**

Style of Res: **2 Story, Colonial** Garage: **3.0/Attached**  
 Exterior Cnstr: **Frame, Vinyl**  
 BR 1st Flr: **1** BR 2nd Flr: **3** BR 3rd Flr: **0** BR Basement: **0**  
 FB 1st Flr: **1** FB 2nd Flr: **2** FB 3rd Flr: **0** FB Basement: **0**  
 HB 1st Flr: **1** HB 2nd Flr: **0** HB 3rd Flr: **0** HB Basement: **0**  
 Kitchen: **Eat-In, Formal Dining Room, Other - See Remarks, Walk-In Pantry**  
 Basement: **Exterior Walkout, Finished**  
 Floor: **Hardwood-Some, Tile-Some, Wall To Wall Carpet-Some**  
 Attic: **None** Roof Desc:  
 Addl Rooms: **1st Floor Master Suite, Bonus Room, Family Room, Foyer/Entry Hall, Laundry-1st Floor, Loft, Master Bedroom Bath, Office, Other - See Remarks**  
 Interior Feat: **Cathedral Ceiling, Ceiling Fan, Drapes - Some, Pex Plumbing- Some, Security System - Owned, Wet Bar**  
 Exterior Feat: **Cable TV Available, Deck, Garage Door Opener, High Speed Internet**  
 Appliances: **Cooktop - Electric, Dishwasher, Disposal, Dryer, Freezer, Microwave**  
 Accessibility:  
 Foundation: **Poured**  
 Emerg Backup:  
 ENERGY STAR  
 Qualified@:  
 # Fireplace: **3** # Artificial: **0** # Gas: **3** # Pellet: **0**  
 # Wood Burning: **0** # Wood Stove: **0** # Coal: **0** # Other: **0**  
 # Freestanding: **0** # Not to Code: **0**

**Utilities Information**

Utils on Site: **Electric, Other - See Remarks**  
 HVAC Type: **AC-Central, Radiant** Waste Disp: **Septic**  
 Utils Avail: **Electric, Other - See Remarks, Telephone**  
 Heating Fuel: **Propane** Water Htr Fuel: **Propane, Tankless**  
 Water Supply: **Well**

Type of Well: **Drilled**

Well Location: **Side yard**

**Miscellaneous Information**

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Avail Docs: **Aerials**

Dev Status: **Other - See Remarks**

Soil: Restrictions:

Seller Provides: **Other - See Remarks**

Conditions: Seller Stake in Lnd: Addl Site Data: **Agricultural District, Livestock**

Driveway Desc: **Stone/Gravel**

Possible Uses: **Agriculture, Horses, Other - See Remarks, Recreational**

Lot Information: **Rural**

# Crop Acres: **0.0000** # Timber Acres: **0.0000** # Wooded Acres: **0.0000**

# Tillable Acres: **0.0000** # Pasture Acres: **0.0000**

**Financial Information**

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Type of Sale: **Normal**

Tax Info: Annl Spc Assess: **\$0**

Town/Cnty Tax: **\$7,107** Assess Val: **\$930,000** Lot Rent: **\$13,982**

Closed Date: City/Vil Tax: **\$0** Total Taxes: **\$21,089**

Sales Price: DOM: **18**

MLS#: **S1279410**

Brett Ransford

Not Licensed in New York State

Canaan Realty  
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