

MLS#: S1300641 524 Rock Stream Rd

County: **Yates** Zip: 14878 Town: Starkev Pstl City: Rock Stream

Single Family Residential

Area #: **Starkey-573489**

Subdivision: TxMap#: 573489-131-001-0001-015-000-0000

City Nghbrhd: School Dist: **Dundee**

High School: Middle School: Elem School:

Lot Front: 680 Lot Depth: 310

A-Active

\$750,000 5.29

Peelle Road

Lot Shape: Lot #:

List Price:

Cross St:

Acres:

Riparian Rgts? No

SqFt [PubRec]: 6,416 [] AboveGrade Sq: Year Built: 1930 Yr Blt Desc: Existing

Photo: 36

General Information

Style of Res: 2 Story, Colonial Full Baths: 8 Bedrooms: 8 Beds Full Half 1st Flr Total Rooms: 2 O Built By: Half Baths: 0 19 1 2nd Flr: 7 6 0 Stories: 3.0 Tot Baths: 8.0 # Beds/Sept: 8 3rd Flr: O O 0 Exter Constr: **Brick** 4th Flr: 0 0 0 Blacktop, Stone/Gravel Driveway: Bsmnt: 0 0 0 4.0/Detached Garage: Total: 8 8 0

Lot Info: Other - See Remarks Roof Descr: Flat, Rubber Membrane, Slate/Tile

Finished, Full Foundation: **Poured** Attic:

Basement: Exterior Walkup/Bulkhead Doors, Full

Waterfront: No Footage:

Name: Island Name:

Public Remarks: Welcome to 524 Rock Stream Road, this exquisite country estate situated in the heart of Upstate NY finger

lakes region has been meticulously refined to bring back the essence of a Country Estate property while blending modern conveniences. With nearly 6,000 sf of primary living space in this brick home which boast 8 bedrooms, 8 full baths, a large sized kitchen with two stoves, refrigerators and a butlers pantry. The breakfast nook overlooks the gardens. The elegant dining room which easily accommodates over 20 guests. Enjoy the cozy sun room. Master suite on first floor, the second floor with 7 additional stately bedrooms. The grounds boast a full 4 car detached garage, 2,000 sf carriage house, all on a 5 acre site with relaxing

country views.

Unbranded VT: Click Here Aerial Drone Video: Click Here Virtual Tour 3D: Click Here

Directions: From Watkins Glen, Head N on Rt 14 approx 7 miles, L onto Rock Stream Road approx. 1.5 miles to 524 on

R. or from Geneva, head S on Rt 14 approx 28 miles, R onto Rock Stream, 1.5 miles to 524 on Right.

Interior & Exterior Features

Room Bedroom 1 Bedroom 3 Bedroom 5	Flr 1st 2nd 2nd	Dim	Room Bedroom 2 Bedroom 4 Bedroom 6	Flr 2nd 2nd 2nd	Dim	Total FP: 4	# Artificial: # Gas: # Pellet: # Wood Burning:	0 3 0 1
Basement	Bsmnt		Dining Room	1st	34X16		# Wood Stove: # Coal:	0
Family Room	1st	23X12	Kitchen	1st	21X16		# Coar. # Other:	0
Living Room	1st	28X18	Other	3rd			# Freestanding:	Ō
Other 2	3rd						# Not Rep to Code:	0

Add'l Rooms: 1st Floor Bedroom, 1st Floor Master Bedroom, 1st Floor Master Suite, Bonus

Room, Den/Study, Florida/Sun Room- Heated, Foyer/Entry Hall, Guest Suite, Laundry-Basement, Morning Room, Other - See Remarks, Porch - Enclosed,

Possible Additional Bedroom, Workshop

Add'l Interior Freestanding/Window AC, Other - See Remarks, Pex Plumbing- Some, Sump Features: Pump, Water Purification System, Water Softener - Owned, Whirlpool Tub Add'l Exterior Awning, Cable TV Available, Garage Door Opener, High Speed Internet, Hot Features: Tub, Other - See Remarks, Patio, Propane Tank - Owned, Tennis Court

Barn / Outbuilding, Gazebo, Other Add'l Struct:

Kitch/Dining: Breakfast Room, Formal Dining Room, Island, Other - See Remarks, Pantry,

Walk-In Pantry

Dishwasher, Oven/Range Electric, Refrigerator Appliances: Accessibility:

Other - See Remarks Floor:

Utilities Information

AC-Central, Forced Air, Heat Pump, Other -**HVAC Type:** Sewer: Septic See Remarks, Programmable Thermostat

Electric, Gas, Other - See Remarks, Wood Water Htr Fuel: **ENERGY STAR®** Propane

Qualified:

Emerg Backup:

Heating Fuel:

Type of Well: Drilled Well Location: 2 wells

Financial Information

Water:

Well

Possible Fin: Cash, Conventional, Other - See Type of Sale: Normal Remarks

1st Mtg Bal: **\$0** \$750,000.00 Town/Cnty Tax: \$3,753 Equity: 2nd Mrt Bal: City/Vil Tax: **\$0** \$0

Tax Info:

Assess Val: \$323,000 **HOA Pay Desc:** None

School Tax: \$3,861 Annl Spc Assess: \$0 Total Taxes:

Lot Rent:

\$7,614

HOA Fee: HOA Amen:

Sale Price:

DOM: 133 Closed Date:

MLS#: **S1300641** Canaan Realty

Brett Ransford Not Licensed

8645 E. Seneca TNPK Manlius, NY 13104

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