



New Listing

MLS#: **S1331026** **Single Family Residential** **A-Active**  
**5814 Us Route 11** List Price: **\$325,000**  
County: **Cortland** Zip: **13077** Acres: **3.39**  
Town: **Homer** Pstl City: **Homer** Cross St: **Sessions Hill Rd**  
Area #: **Homer-113089**  
Subdivision: **Homer** Lot Front: **258**  
TxMap#: **113089-047-000-0001-021-000-0000** Lot Depth: **615**  
City Nghbrhd: Lot Shape:  
School Dist: **Homer** Lot #: **21**  
High School: SqFt [PubRec]: **2,184 [2,184]**  
Middle School: AboveGrade Sq: **[2,184]**  
Elem School: Year Built: **1880**  
Yr Blt Desc: **Existing**  
# Photo: **38**

### General Information

Style of Res:	<b>2 Story, Farmhouse, Other - See Remarks</b>	Full Baths:	<b>3</b>	Bedrooms:	<b>4</b>	1st Flr:	<b>1</b>	Full	<b>1</b>	Half	<b>0</b>
Built By:		Half Baths:	<b>0</b>	Total Rooms:	<b>11</b>	2nd Flr:	<b>3</b>	<b>2</b>	<b>0</b>		<b>0</b>
Stories:	<b>2.0</b>	Tot Baths:	<b>3.0</b>	# Beds/Sept:		3rd Flr:	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>
Exter Constr:	<b>Wood</b>					4th Flr:	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>
Driveway:	<b>Blacktop</b>					Bsmnt:	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>
Garage:	<b>2.0/Detached</b>					Total:	<b>4</b>	<b>3</b>	<b>0</b>		<b>0</b>
Lot Info:	<b>Agricultural District, Horses Permitted, Other - See Remarks, Primary Road</b>	Roof Descr:	<b>Shingles</b>								
Attic:	<b>Scuttle Access</b>	Foundation:	<b>Block, Other - See Remarks</b>								
Basement:	<b>Partial</b>										
Waterfront:	<b>No</b>	Footage:									
Name:		Island Name:									Riparian Rgts? <b>No</b>

Public Remarks: **Impeccable condition 1800's farmhouse! Spacious 3 full bedrooms- one is a Primary Suite with relaxing day spa type bath. Completely redone kitchen includes all new appliances and solid surface countertops. Formal dining room leads to a living room and family room, all with beautiful natural woodwork. First floor office could be converted to 4th bedroom. Main floor bath with walk-in shower. Enclosed front porch is a relaxing three season room to enjoy puzzles, chess, or just a quick nap. Outside boasts a large 2 car detached garage with more than enough room for a workshop and storage, fully insulated and with electrical service. Converted horse barn currently used to house a small herd of show cows and goats. Relax in the back yard by the pool and enjoy the patio and fire pit. All this situated on just over 3 deeded acres.**

Unbranded VT: [Click Here](#)

Aerial Drone Video:

Virtual Tour 3D: [Click Here](#)

Directions: **Rt 11 from Homer approx 2.5 miles to house on right, or from Tully approx 8 miles south. House on left.**

### Interior & Exterior Features

Add'l Rooms:	<b>Family Room, Florida/Sun Room- Unheated, Laundry-1st Floor, Laundry-Basement, Living Room, Master Bedroom Bath, Other - See Remarks, Porch - Enclosed, Possible Additional Bedroom, Workshop</b>	Total FP:2	# Artificial:	<b>0</b>
Add'l Interior Features:	<b>Freestanding/Window AC, Natural Woodwork - some, Other - See Remarks, Pex Plumbing- Some, Water Softener - Owned</b>		# Gas:	<b>2</b>
Add'l Exterior Features:	<b>Cable TV Available, Deck, Garage Door Opener, Other - See Remarks, Pool-Above Ground</b>		# Pellet:	<b>0</b>
Add'l Struct:	<b>Barn / Outbuilding, Other</b>		# Wood Burning:	<b>0</b>
Kitch/Dining:	<b>Formal Dining Room, Other - See Remarks, Solid Surface Counter</b>		# Wood Stove:	<b>0</b>
Appliances:	<b>Cooktop - Electric, Other - See Remarks, Oven/Range Electric, Refrigerator, Washer</b>		# Coal:	<b>0</b>
Accessibility:			# Other:	<b>0</b>
Floor:	<b>Hardwood-Some, Laminate-Some, Other - See Remarks, Wall To Wall Carpet-Some</b>		# Freestanding:	<b>0</b>
			# Not Rep to Code:	<b>0</b>

### Utilities Information

HVAC Type:	<b>Forced Air, Heated Floors, Hot Water</b>	Sewer:	<b>Septic</b>
Heating Fuel:	<b>Other - See Remarks</b>	Water:	<b>Well</b>
Water Htr Fuel:	<b>Other - See Remarks</b>	ENERGY STAR® Qualified:	<b>Appliances</b>
Emerg Backup:		Well Location:	<b>rmk</b>
Type of Well:	<b>Drilled</b>		

### Financial Information

Possible Fin:	<b>Cash, Conventional, FHA</b>	Type of Sale:	<b>Normal</b>	Town/Cnty Tax:	<b>\$3,111</b>
1st Mtg Bal:	<b>\$0</b>	Equity:	<b>\$325,000.00</b>	City/Vil Tax:	<b>\$0</b>
2nd Mrt Bal:	<b>\$0</b>			School Tax:	<b>\$3,473</b>
Tax Info:				Total Taxes:	<b>\$6,584</b>
Assess Val:	<b>\$205,000</b>	Annl Spc Assess:	<b>\$0</b>	Lot Rent:	
HOA Pay Desc:	<b>None</b>			Closed Date:	
HOA Fee:					
HOA Amen:					
Sale Price:		DOM:	<b>0</b>		

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Canaan Realty

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Brett Ransford  
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