



New Listing

MLS#: **S1397828** **Single Family Residential** **A-Active**
1208 Oakdale Rd List Price: **\$425,000**
County: **Broome** Zip: **13790** Acres: **95.00**
Town/City: **Union** Pstl City: **Johnson City** Cross St: **Overlook**
Area #: **Union-034689**

Subdivision: Lot Front: **700**
TxMap#: **034689-109-004-0002-011-000-0000** Lot Depth: **2,636**
City Nghbrhd: Lot Shape: **Irregular**
School Dist: **Johnson City** Lot #: **11**
High School: SqFt [PubRec]: **1,028 [1,028]**
Middle School: AboveGrade Sq: **[1,028]**
Elem School: Year Built: **1955**
Yr Blt Desc: **Existing**
Photo: **31**

General Information

Style of Res:	Other - See Remarks, Ranch	Full Baths:	1	Bedrooms:	2	1st Flr:	2	Full	1	Half	0
Built By:		Half Baths:	0	Total Rooms:	6	2nd Flr:	0	0	0		
Stories:	1.0	Tot Baths:	1.0	# Beds/Sept:		3rd Flr:	0	0	0		
Exter Constr:	Concrete Block, Other - See Remarks, Stucco					4th Flr:	0	0	0		
Driveway:	Blacktop					Bsmnt:	0	0	0		
Garage:	1.0/Under House			Roof Descr:	Asphalt	Total:	2	1	0		
Lot Info:	Agricultural District, Horses Permitted, On Golf Course, Primary Road, Water View Scuttle Access			Foundation:	Poured						
Attic:											
Basement:	Exterior Walkout, Full, Partially Finished										
Waterfront:	Yes/River/Stream/Creek	Footage:	900								
Name:	Other	Island Name:									

Public Remarks: **Solidly built 2 bedroom ranch home with stone fireplace and insert, eat-in kitchen and hardwoods throughout (under carpeting). Second kitchen and partially finished walkout basement with plumbing for a 2nd bath leads to a spacious three season back porch overlooking the large acreage estate with a 40x60 Quonset style fully insulated and heated barn, ideal for hobbies, horse, or horticulture. All situated on 90 acres comprised of 3 separate parcels with a mixture of open fields and upland woods, with a tranquil, meandering stream and two small ponds. Enjoy a ride on your ATV's or hike the many trails to explore this wonderful property. All located less than 2 miles from Johnson City.**

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

Directions: **Rt 17 to exit 70N onto 201 (becomes Reynolds Rd) for 4,000'. Left onto Overlook Rd to stop sign, Right on to Oakdale Rd approx 1 1/2 miles to 1208 on right.**

Interior & Exterior Features

Add'l Rooms:	Basement / Rec Room, Laundry-Basement, Living Room, Other - See Remarks, Porch - Screened, Roughed In Bath, Workshop	Total FP: 1	# Artificial:	0
Add'l Interior Features:	Attic Fan, Drapes - Some, Other - See Remarks		# Gas:	1
Add'l Exterior Features:	Cable TV Available, Garage Door Opener, Other - See Remarks, Private Yard - see Remarks, Thermal Windows - Some		# Pellet:	0
Add'l Struct:	Barn / Outbuilding, Other		# Wood Burning:	0
Kitch/Dining:	2nd Kitchen, Eat-In, Other - See Remarks, Pantry		# Wood Stove:	0
Appliances:	Other - See Remarks, Oven/Range Gas		# Coal:	0
Accessibility:			# Other:	0
Floor:	Hardwood-Some, Other - See Remarks		# Freestanding:	0
			# Not Rep to Code:	0

Utilities Information

HVAC Type:	Baseboard, Hot Water, Other - See Remarks	Sewer:	Septic
Heating Fuel:	Gas	Water:	Well
Water Htr Fuel:	Gas, Other - See Remarks	ENERGY STAR® Qualified:	
Emerg Backup:		Well Location:	rmk
Type of Well:	Drilled		

Financial Information

Possible Fin:	Cash, Conventional, FHA, Other - See Remarks	Type of Sale:	Normal	Town/Cnty Tax:	\$2,751
1st Mtg Bal:	\$0	Equity:	\$425,000.00	City/Vil Tax:	\$0
2nd Mrt Bal:	\$0			School Tax:	\$4,007
Tax Info:				Total Taxes:	\$6,758
Assess Val:	\$5,900	Annl Spc Assess:	\$0	Lot Rent:	
HOA Pay Desc:	None			Closed Date:	
HOA Fee:					
HOA Amen:					
Sale Price:		DOM:	0		

Brett Ransford
Not Licensed

MLS#: **S1397828**
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