

658 Snyder Hill Rd, Ithaca, NY 14850-8714

Listing # 402952

Listing Price: \$330,000

Hidden paradise on close to 10 acres with a pond, located only 5 minutes from Cornell and East Hill Plaza. This 3+ bedroom 2 full bath Arts and Crafts home is bright and spacious with plenty of room to work and play. House stays shaded and cool in the warmer months and sun filled in the winter months from southern exposure. Updated from top to bottom; interior includes gleaming hardwood floors on the upper level, a large master bedroom with a walk in closet, and a custom kitchen with flamed granite countertops, convection cooktop, and stainless appliances. The lower level offers updated flooring and a recently remodeled full bathroom, two additional bedrooms with two large bonus rooms that can be used for a home office, gym, or media room. Mini-splits throughout the house for extra coolness when it's especially hot out. New roof, deck, boiler, and gravel all in 2020. This is a rare find in this fall market!



For more information go to carolbushberg.com



Jill Rosentel

LICENSED ASSOCIATE BROKER

📞 607-330-7651

✉️ Jill@CarolBushberg.com





Active
Listing # 402952

658 Snyder Hill Rd
Ithaca, NY 14850-8714

List Price: \$330,000



Original Price: \$330,000
Style: Contemporary
Beds: 3
Baths (F/H): 2 (2 0)
Approx Sq. Ft.: 2,240
Price/Sq Ft: 147.32
Lot Sq Ft (approx): 9.3000
Year Built: 1963
Driveway: Gravel
Garage Spaces: 0

Property Subtype: SngFam
County: Tompkins
Neighborhood: Unknown
District: Ithaca
Property Loc.: Ithaca
Subdivision:
Lake Privileges:
Lake Name:

[Additional Photos](#)
[Client Detail and Documents](#)

Zoning: **Assessment:** 235000 **Deed Ref.:** 53054/5003 **Survey:** Available
Current Total Taxes: 0.00 **Lot Acres:** 9.3000 **Lot Size:** **AMPS:** 200
Avg Mo Utilities: **Deed Restrictions:** No

Living Room: **Master Bedroom:** **Main Lev Aprx Sq Ft:** 0
Dining Room: **Bedroom 2:** **Upper Lev Aprx Sq Ft:** 0
Kitchen: **Bedroom 3:** **#Main Lev Full Baths:** 1
Family Room: **Bedroom 4:** **#Main Lev Half Baths:** 0
Basement: Concrete Floor, Finished, Walkout Ext Access

Insulation/Type: Unknown **Style:** Contemporary
Floor Coverings: Hardwood **Construction:** Existing
Fireplace/Stove: None **Construction Type:** Frame
of Fireplaces/Stoves: 0 **Siding:** Wood
Appliances Convey: Convection Oven, Dishwasher, Disposal, Range Hood, Refrigerator, Stove **Roof:** Asphalt
Energy Features: Double Pane, Prog Thermostat **Foundation:** Block
Heating/Cooling: Baseboard, Boiler, Mini Split, Oil, Wall AC, Other - See Remarks **Garage/Parking:** None
Interior Features: CO Detector, High Speed Int Exist, Kitchen Island, Open Floorplan, Smoke Detector, Walk-In Closet(s) **Driveway:** Gravel
Fencing: None
RV Hookup: No
Sewer/Septic: Private Septic
Water Source: Well

Exterior Features: Deck, Pond, Woods

Disclosures: Agriculture District, CO Detector, Electric/Surcharge, Lead, Mineral Rights, Property Condition, Smoke Detector, Uncapped Gas Well

Financing Remarks:

Directions : From Ithaca take Snyder Hill Rd. House is about 3 miles on the left before you hit Redwood Ln. Look for sign, hidden driveway.

Description: Hidden paradise on close to 10 acres with a pond, located only 5 minutes from Cornell and East Hill Plaza. This 3+ bedroom 2 full bath Arts and Crafts home is bright and spacious with plenty of room to work and play. House stays shaded and cool in the warmer months and sun filled in the winter months from southern exposure. Updated from top to bottom; interior includes gleaming hardwood floors on the upper level, a large master bedroom with a walk in closet, and a custom kitchen with flamed granite countertops, convection cooktop, and stainless appliances. The lower level offers updated flooring and a recently remodeled full bathroom, two additional bedrooms with two large bonus rooms that can be used for a home office, gym, or media room. Mini-splits throughout the house for extra coolness when

Presented By:



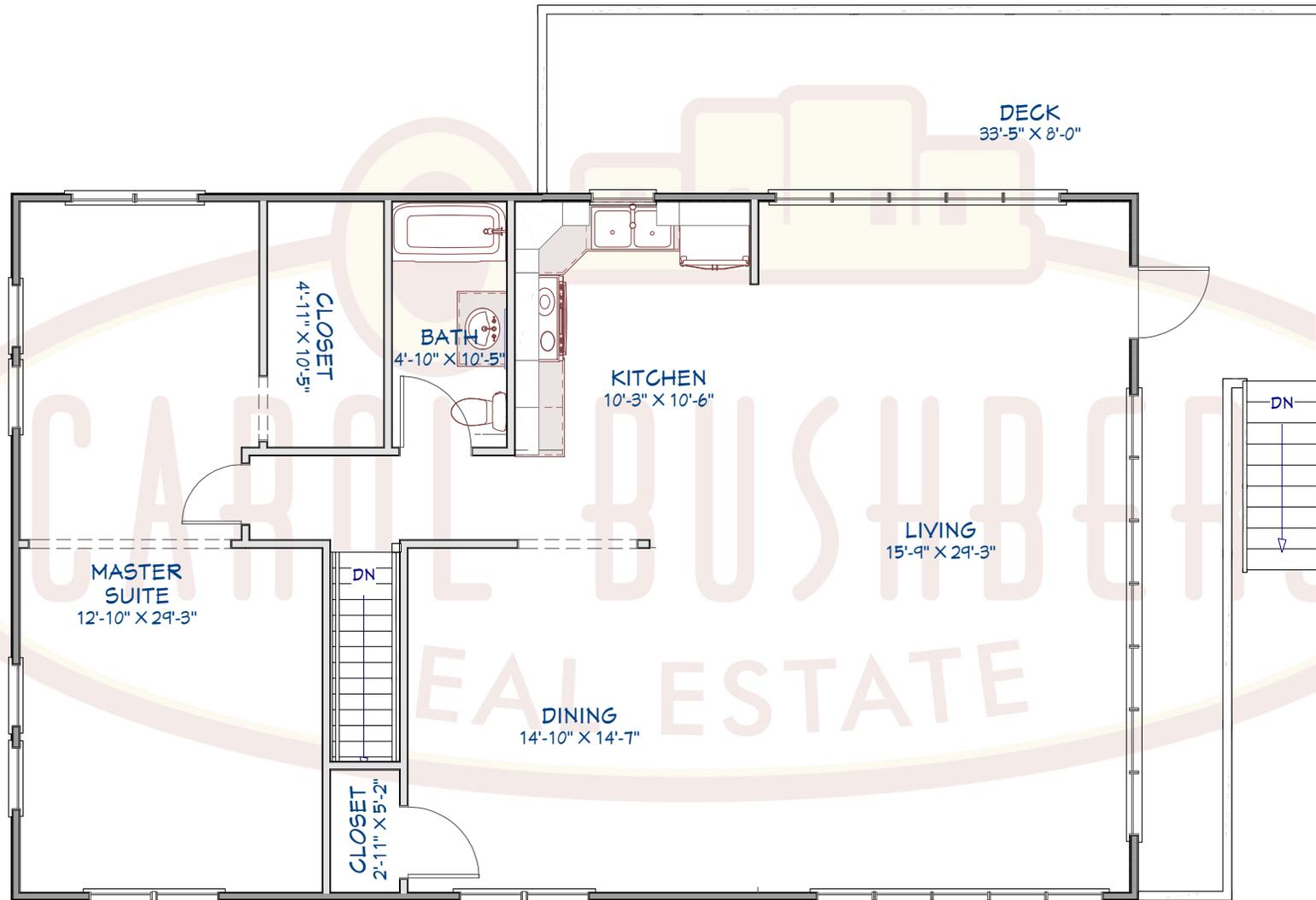
Jill Rosentel
Lic: 10301201202
Primary: 607-280-2491
Secondary: 607-273-3400
Other: 607-273-3400

Email: Jill@CarolBushberg.com
Web Page: <http://www.jillrosentel.com>

Carol Bushberg Real Estate
Broker Lic.: 10491200496
421 North Aurora Street Ithaca NY 14850

607-273-3400
Fax: 607-330-7651
See our listings online:
<http://www.carolbushberg.com>

658 Snyder Hill Road
Ithaca, NY 14850
Main Level

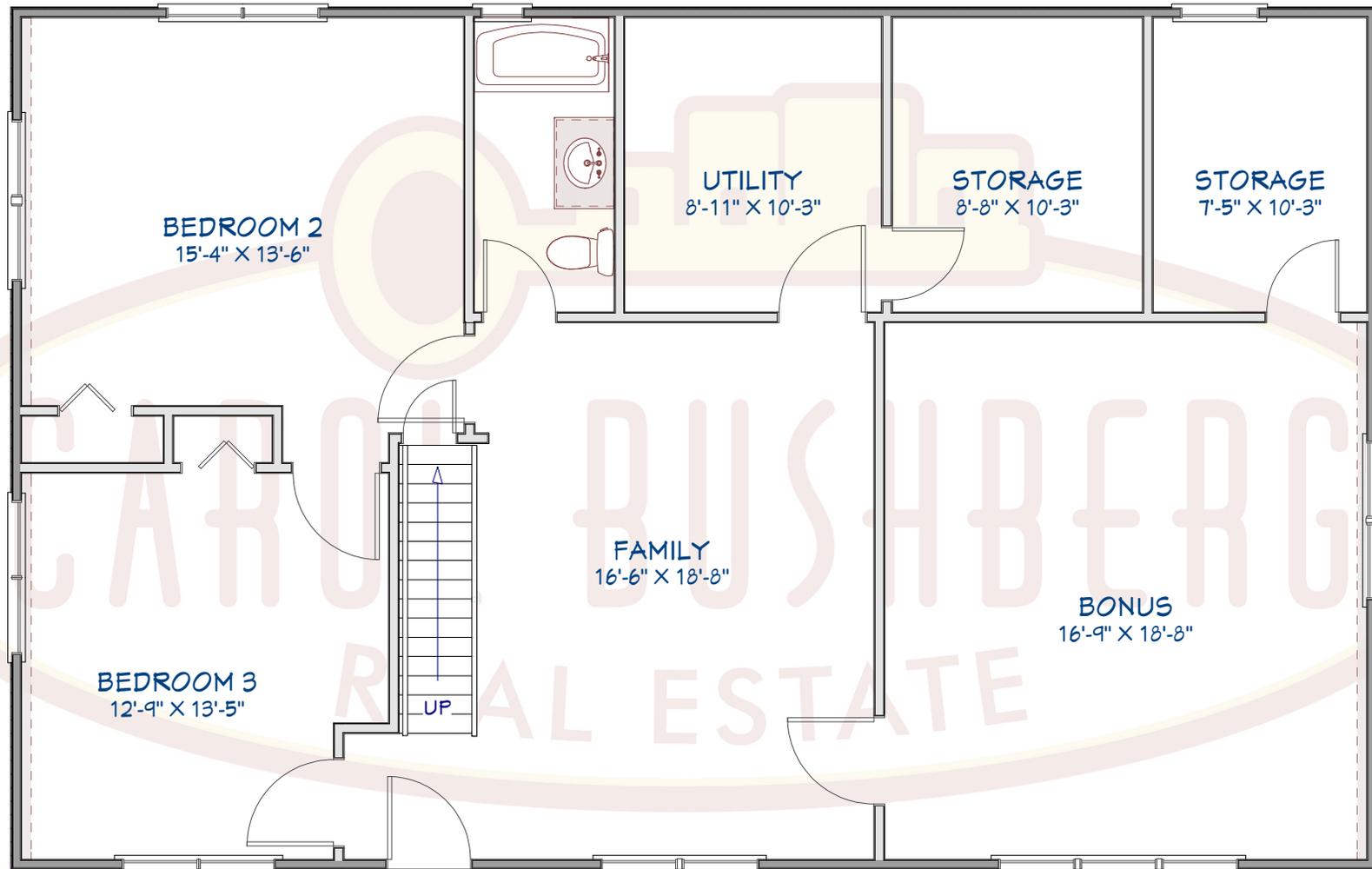


Please note: This plan was drawn by a Realtor, not an architect. As a result, the measurements are approximate and some elements of the property may be missing altogether. We do our best.



Please note: This plan was drawn by a Realtor, not an architect. As a result, the measurements are approximate and some elements of the property may be missing altogether. We do our best.

658 Snyder Hill Road
Ithaca, NY 14850
>ai WLevel



Please note: This plan was drawn by a Realtor, not an architect. As a result, the measurements are approximate and some elements of the property may be missing altogether. We do our best.

658 Snyder Hill Road
Ithaca, NY 14850
Lower Level



Please note: This plan was drawn by a Realtor, not an architect. As a result, the measurements are approximate and some elements of the property may be missing altogether. We do our best.

WARRANTY DEED WITH LIEN COVENANT

THIS INDENTURE, made the 21st day of July, 2008,

Between HERBERT L. KUFNER, 658 Snyder Hill Road, Ithaca, New York 14850, party of the first part, and

HILARY ^{FR}KELLNER, 5-2 Sanctuary Drive, Ithaca, New York 14850, party of the second part

WITNESSETH, that the party of the first part, in consideration of One Dollar (\$1.00) lawful money of the United States, and other good and valuable consideration, paid by the party of the second part, does hereby grant and release unto the party of the second part, her heirs, distributees and assigns forever,

ALL THAT TRACT OR PARCEL OF LAND more particularly bounded and described on Schedule A attached hereto and made a part hereof.

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises granted unto the party of the second part, her heirs, distributees and assigns forever.

AND said party of the first part covenants as follows:

FIRST, That the party of the second part shall quietly enjoy the said premises;

SECOND, That said party of the first part will forever WARRANT the title to said premises.

THIRD, That, in Compliance with Sec. 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and seal the day and year above written.

IN PRESENCE OF

 (L.S.)
HERBERT L. KUFNER

STATE OF NEW YORK
COUNTY OF TOMPKINS : ss.:

On the 21st day of July in the year 2008, before me, the undersigned, a Notary Public, in and for said state, personally appeared HERBERT L. KUFNER, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

Town of Dryden
Tax Parcel No. 68.-1-33

ANNA K. HOLMBERG
Notary Public, State of New York
Qualified in Tompkins Co. No. 4697020
My Commission Expires Dec. 31, 2009

HOLMBERG, GALBRAITH
VAN HOUTEN & MILLER
ATTORNEYS AND
COUNSELORS AT LAW
200 EAST BUFFALO ST
SUITE 502
ITHACA, NEW YORK 14851 6599

SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Dryden, County of Tompkins, State of New York, on Military Lot 82, more particularly bounded and described as follows:

BEGINNING at a point in the center line of Snyder Hill Road, which point is 210.6 feet northwesterly along said center line from its intersection with the center line of Redwood Lane; thence northwesterly along the center line of Snyder Hill Road as it winds and curves, a distance of 692.8 feet (a chord course and distance North 31° 35' 45" West 690.95 feet) to a point; thence North 64° 14' 01" East (passing through an iron pin at 26.14 feet) 277.60 feet to an iron pipe; thence South 85° 45' 51" East 915.79 feet to an iron pipe; thence South 51° 19' 00" West (passing through an iron pipe at 998.38 feet) 1,026.47 feet to the point or place of beginning.

REFERENCE is made to "SURVEY MAP NO. 658 SNYDER HILL ROAD TOWN OF DRYDEN, TOMPKINS COUNTY, NEW YORK," made by T.G. Miller P.C., Engineers and Surveyors, dated July 15, 2008, which map is intended to be filed concurrently herewith.

SUBJECT TO the following:

1. The rights of the public in and to the public highway.
2. A right of way to New York State Electric and Gas Corporation by instrument dated May 23, 1941 and recorded in the Tompkins County Clerk's Office on August 26, 1941 in Liber 254 of Deeds, Page 345.
3. Easement to New York State Electric and Gas Corporation by instrument dated June 6, 1991 and recorded in the Tompkins County Clerk's Office on October 22, 1991 in Liber 665 of Deeds, Page 481.

BEING the same premises conveyed to the grantor herein by deed of Hildegard S. Kufner dated December 28, 1965 and recorded in the Tompkins County Clerk's Office on September 8, 1966 in Liber 465 of Deeds, Page 96.



DISCLOSURE FORM – PART A

Utility Surcharges/Agricultural Districts/Uncapped Natural Gas well

PROPERTY ADDRESS: 658 Snyder Hill Rd. Ithaca, NY

ELECTRIC AVAILABILITY

Seller represents that electric utility service IS or IS NOT currently available at the above referenced property lot location.

UTILITY SURCHARGES

Seller represents that this property IS or IS NOT subject to an electric, gas and/or water utility surcharge specified below. Seller also represents that this property is subject to such offer surcharge specified below.

Type Electric gas water other Purpose: _____

Amount: \$ _____ Payable: monthly yearly other _____

AGRICULTURAL DISTRICTS/FARMING ACTIVITY DISCLOSURE

This property IS or IS NOT in an Agricultural District.

Pursuant to Section 310 of Agricultural and Markets Law, a notice containing the following paragraph must be included in all purchase contracts for property that may be located either partially or wholly within an agricultural district. If property is in an agricultural district, the following disclosure applies.

It is the policy of this state and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This disclosure notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors. Prospective residents are also informed that the location of property within an agricultural district may impact the ability to access water and/or sewer services for such property under certain circumstances. **Prospective purchasers are urged to contact the New York State Department of Agriculture and Markets to obtain additional information or clarification regarding their rights and obligations under article 25-AA of the Agriculture and Markets Law.**

UNCAPPED NATURAL GAS WELL DISCLOSURE

Initial the following:

HS I HAVE NO actual knowledge of any uncapped natural gas well(s) on the aforementioned property.

_____ I HAVE actual knowledge of an uncapped natural gas well(s) on the aforementioned property.

As the seller of residential real property, you are required by law to disclose the existence of an UNCAPPED NATURAL GAS WELL on your property of which you have actual knowledge and to disclose such fact to any purchaser of your property prior to entering into a contract for the sale of such property. Section 242(3) of the Real Property Law states as follows: Any person, firm, company, partnership or corporation offering to sell real property on which uncapped natural gas wells are situated, and of which such person, firm, company, partnership or corporation has actual knowledge, shall inform any purchaser of the existence of these wells prior to entering into a contract for the sale/purchase of such property. I have received and read this disclosure notice. I authorize my agent to provide a copy of this disclosure notice to any prospective purchaser.

SELLER: Hilary Shaw

BUYER: _____

SELLER: _____

BUYER: _____

DATE: 09 / 29 / 2020

DATE: _____



DISCLOSURE FORM – PART B

Protection Device/Oil, Gas, Mineral and Timber rights

PROPERTY ADDRESS: 658 Snyder Hill Rd. Ithaca, NY

PROTECTION DEVICE DISCLOSURE

SMOKE ALARMS

The law requires that a property owner/landlord must provide working smoke detectors on each floor of all properties for sale or rent. It is the responsibility of the property owner/landlord to ensure that smoke detectors are in working order when a new owner/tenant moves in. Once a new owner/tenant moves in, it is then the new owner/tenant's responsibility to check the batteries in the smoke detector and to ensure that the unit is in good working order. New owners/tenants understand that there are legal penalties for removing the batteries from any smoke alarm.

CARBON MONOXIDE DETECTORS

As of March 6, 2003 the law requires that a property owner/landlord must provide at least one working carbon monoxide detector in each unit for sale or rent.

It is the responsibility of the property owner/landlord to ensure that the carbon monoxide detector is in working condition when a new owner/tenant moves in. Once a new owner/tenant moves in, it is then the responsibility of the new owner/tenant to check the batteries in the carbon monoxide detector and to ensure that the unit is in good working order. New owners/tenants understand that there are legal penalties for removing batteries from any carbon monoxide detector.

SELLER DISCLOSURE REGARDING OIL, GAS, MINERAL AND TIMBER RIGHTS

The owner of real property has a variety of rights that can convey with property when the property is sold to another. These rights include surface rights (the rights to build or plant crops upon the ground) and certain subsurface rights (the right to extract materials from below the ground). Among the various subsurface rights, are the rights to explore for, and remove, oil, gas and various minerals such as coal, sand and gravel. Surface and subsurface rights are often transferred together; however these rights can transfer separately. Despite the best intention of Sellers, property owners are often not aware of the extent of the oil, gas and mineral rights they may or may not own. Determining who owns the various rights to oil, gas and minerals can be complex and should only be done by an attorney and/or title company with expertise in this area. Buyers of real property are strongly encouraged to have their rights to oil, gas and minerals examined before moving forward with a purchase and sale agreement.

- Seller owns all and has not leased any oil, gas, mineral and/or timber rights.
- Seller does not own the rights to oil, gas and/or minerals.
- Seller does not own the rights to timber.
- Some oil, gas, mineral and/or timber rights have been leased by the Seller or previous owner.
- Seller has attached copies of all written oil, gas, mineral and/or timber rights leases and other documents (e.g. leases, royalty agreements) within the Seller's possession to this disclosure.
- Seller has no knowledge.

THIS IS A DISCLOSURE ONLY. Buyer has received and read this disclosure notice.

SELLER: Hilary Shaw

BUYER: _____

SELLER: _____

BUYER: _____

DATE: 09 / 29 / 2020

DATE: _____



New York State
DEPARTMENT OF STATE
Division of Licensing Services
P.O. Box 22001
Albany, NY 12201-2001

Customer Service: (518) 474-4429
www.dos.state.ny.us

New York State Disclosure Form for Buyer and Seller

THIS IS NOT A CONTRACT

New York State law requires real estate licensees who are acting as agents of buyers or sellers of property to advise the potential buyers or sellers with whom they work of the nature of their agency relationship and the rights and obligations it creates. This disclosure will help you to make informed choices about your relationship with the real estate broker and its sales agents.

Throughout the transaction you may receive more than one disclosure form. The law may require each agent assisting in the transaction to present you with this disclosure form. A real estate agent is a person qualified to advise about real estate.

If you need legal, tax or other advice, consult with a professional in that field.

Disclosure Regarding Real Estate Agency Relationships

Seller's Agent

A seller's agent is an agent who is engaged by a seller to represent the seller's interests. The seller's agent does this by securing a buyer for the seller's home at a price and on terms acceptable to the seller. A seller's agent has, without limitation, the following fiduciary duties to the seller: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A seller's agent does not represent the interests of the buyer. The obligations of a seller's agent are also subject to any specific provisions set forth in an agreement between the agent and the seller. In dealings with the buyer, a seller's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the value or desirability of property, except as otherwise provided by law.

Buyer's Agent

A buyer's agent is an agent who is engaged by a buyer to represent the buyer's interests. The buyer's agent does this by negotiating the purchase of a home at a price and

on terms acceptable to the buyer. A buyer's agent has, without limitation, the following fiduciary duties to the buyer: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A buyer's agent does not represent the interest of the seller. The obligations of a buyer's agent are also subject to any specific provisions set forth in an agreement between the agent and the buyer. In dealings with the seller, a buyer's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the buyer's ability and/or willingness to perform a contract to acquire seller's property that are not inconsistent with the agent's fiduciary duties to the buyer.

Broker's Agents

A broker's agent is an agent that cooperates or is engaged by a listing agent or a buyer's agent (but does not work for the same firm as the listing agent or buyer's agent) to assist the listing agent or buyer's agent in locating a property to sell or buy, respectively, for the listing agent's seller or the buyer agent's buyer. The broker's agent does not have a direct relationship with the buyer or seller and the buyer or seller can not provide instructions or direction directly to the broker's agent. The buyer and the seller therefore do not have vicarious liability for the acts of the broker's agent. The listing agent or buyer's agent do provide direction and instruction to the broker's agent and therefore the listing agent or buyer's agent will have liability for the acts of the broker's agent.

Dual Agent

A real estate broker may represent both the buyer and seller if both the buyer and seller give their informed consent in writing. In such a dual agency situation, the agent will not be able to provide the full range of fiduciary duties to the buyer and seller. The obligations of an agent are also subject to any specific provisions set forth in an agreement between the agent, and the buyer and seller. An agent acting as a dual agent must explain carefully to

both the buyer and seller that the agent is acting for the other party as well. The agent should also explain the possible effects of dual representation, including that by consenting to the dual agency relationship the buyer and seller are giving up their right to undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship before agreeing to such representation. A seller or buyer may provide advance informed consent to dual agency by indicating the same on this form.

of the real estate broker. With the informed consent of the buyer and the seller in writing, the designated sales agent for the buyer will function as the buyer's agent representing the interests of and advocating on behalf of the buyer and the designated sales agent for the seller will function as the seller's agent representing the interests of and advocating on behalf of the seller in the negotiations between the buyer and seller. A designated sales agent cannot provide the full range of fiduciary duties to the buyer or seller. The designated sales agent must explain that like the dual agent under whose supervision they function, they cannot provide undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship with designated sales agents before agreeing to such representation. A seller or buyer may provide advance informed consent to dual agency with designated sales agents by indicating the same on this form.

Dual Agent with Designated Sales Agents

If the buyer and seller provide their informed consent in writing, the principals and the real estate broker who represents both parties as a dual agent may designate a sales agent to represent the buyer and another sales agent to represent the seller to negotiate the purchase and sale of real estate. A sales agent works under the supervision

This form was provided to me by Jill Rosentel (print name of licensee) of Carol Bushberg Real Estate (print name of company, firm or brokerage), a licensed real estate broker acting in the interest of the:

<input checked="" type="checkbox"/> Seller as a (check relationship below)	<input type="checkbox"/> Buyer as a (check relationship below)
<input checked="" type="checkbox"/> Seller's agent	<input type="checkbox"/> Buyer's agent
<input type="checkbox"/> Broker's agent	<input type="checkbox"/> Broker's agent
<input type="checkbox"/> Dual agent	
<input type="checkbox"/> Dual agent with designated sales agent	

For advance informed consent to either dual agency or dual agency with designated sales agents complete section below:

Advance informed consent dual agency
 Advance informed consent to dual agency with designated sales agents

If dual agent with designated sales agents is indicated above: _____ is appointed to represent the buyer; and _____ is appointed to represent the seller in this transaction.

(I) (We) Hilary Shaw acknowledge receipt of a copy of this disclosure

form: signature of Buyer(s) and/or Seller(s):
Hilary Shaw

Date: 09 / 29 / 2020

Date: _____

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) JR Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>Hilary Shaw</u>	<u>09 / 29 / 2020</u>	_____	_____
Seller	Date	Seller	Date
_____	_____	_____	_____
Purchaser	Date	Purchaser	Date
<u>Jill Rosentel</u>	<u>09 / 29 / 2020</u>	_____	_____
Agent	Date	Agent	Date