



This home is currently a duplex and has potential for additional units. As it sits it has a one bedroom, one bath apartment on the second floor with a common entrance at the side of the house. The

first floor and remaining portion of the second floor consists of three bedrooms and 2.5 baths. With the three separate entrances. Some newer windows, most of the roof has newer shingles, new well pump and a boiler installed in 2000. Morrisville-Eaton Central School.
.....**\$79,000**



PRICE REDUCED! 2300 sq. ft. single family home that can be converted back to a two family. Currently has two electrical meters, two hot water tanks. One living space

would be on first floor the other can have a private entrance to the second floor. The eat in kitchen has been remodeled; Formal dining, living and family rooms. A full bath on each floor, porch on each level, Public water is connected. Above ground pool. Sherburne - Earlville Central School.....**\$84,900**



A 2300 sq. ft. Colonial home in the heart of the village. This home has a lot of possibilities - could be as much as 6 bedrooms or a den and office space. It has a nice front living room and a large formal dining room with an eat-in kitchen adjacent to it.

1st floor laundry. This home sits on a large 1 acre lot inside the village with a 2 story 35x70 carriage barn on the property. There is plenty of room to store your family toys, hobbies, and it has a work shop area, many possibilities. Backyard is very large for barbecuing or a large garden. Walk to stores, churches, post office & other amenities. Sherburne - Earlville Central School.....**\$139,000**



Beautiful house on two stunning acres with great views, spacious rooms, 2 stone fireplaces and excellent construction. The flexible design, including a huge family/ dining room, first floor

master bedroom with attached bath, and finished walk out lower level. Workshop, storage room, and downstairs office and exercise space. Rear deck runs full length of house with great views. Many upgrades over the last year including new appliances, hooded gutters, plantings. Dead-end private road with community lake. Seller is a licensed Real Estate Broker. Stockbridge Valley Central School.....**\$179,000**



Exceptional newer home ready for move-in. It boasts a very quiet natural setting well off the secondary road on 4 acres +/- . Large deck - front & back, great for grilling and entertaining. Granite countertops in kitchen and

baths. All new carpet, tile and hardwood floors throughout. A mammoth master bedroom suite with large master bathroom. Full finished basement. 36 x 48 detached 6 car garage / workshop with electric door openers. Also includes 32 x 40 open ended barn, plenty of room for animals or self storage. Sherburne Earlville schools.....**\$229,000**



PRICE REDUCED! Secluded ranch home on 3 ac +/-. This home is snuggled in a mature hardwood stand, tastefully landscaped with a manageable yard and two car attached garage. The interior offers 3 bedrooms and two full baths with tiled walk-in showers,

new carpeting, tile floors and fresh paint. The double French doors from the deck allow for plenty of room to move in large pieces of furniture. The well designed eat in kitchen is conveniently located between the formal dining and living rooms. Among the long list of features in this home is the full finished basement. This includes a large laundry room, family room, or bedroom, office and a great deal of storage. Cazenovia Central School.....**\$259,000**



9 ac +/- horse farm located on a quiet rural secondary road and less than a mile horse back ride into the "Brookfield State lands" 130 miles of state maintained trails and staging areas, maps available for navigation. There is approximately 6 ac fenced with a

two story gambrel style barn, attached run in shed, three oversized box stall set up to be divided, also room for an additional stall, heated tack room and plenty of hay storage. The home has an open floor plan, kitchen with natural wood cabinets, a center island and Corian countertops. First floor bed and bathroom. Views for miles from the wrap around covered porch, where you can relax and watch your own private windmill generate power for your home. Sherburne - Earlville Central School.....**\$319,900**



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3250 square feet of a well balanced traditional Stick and Timber frame construction, maximizing the highest potential of each aspect. One major advantage is the high insulation factor. Its secluded setting is on a mostly wooded 56 ac +/- parcel with two ponds, trails and has been managed to optimize the wildlife. This home has three bedrooms, two full baths and a half bath. If you enjoy the outdoors it

has been brought into this home. From the open staircases done in tree form construction, to the exposed pegged Timber framing, field stone fireplace, granite counter tops and the Hickory kitchen cabinets. The exterior of the home has two covered porches and an open deck complete with a hot tub. There are stone pillars and an excellent balance of stone facing at each front entry. Choose your style of heating from two heat sources, an outdoor wood fired or the conventional propane fired hot water boilers each supplying the in-floor radiant heating system. Hamilton Central School.....**\$899,000**