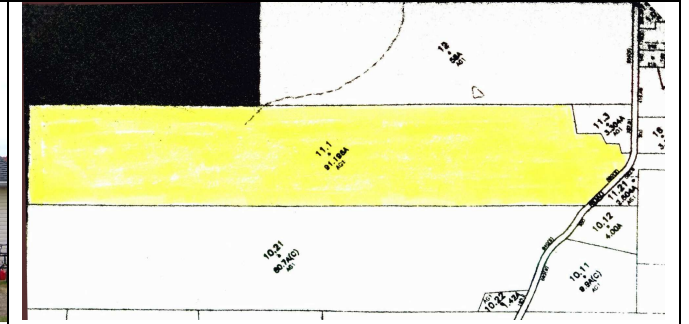


112 ALLYN ROAD, TIOGA CENTER, NY 13845

TO BE AUCTIONED SATURDAY, NOVEMBER 18, 2006 AT 1 PM

Address: 112 Allyn Road Owner: Cindy L. Agnellino		Tioga Center, Town of Tioga, County of Tioga, NY		Zone: No Zoning (Rural Residential) School District: Tioga Central		Type: Spacious 2-story single family w maid's/ in-laws apartment	
Direction: NYS 17C Exit 62 to 17C East, 3 miles to Tioga Center, left at 5 th Avenue (School), left at end of school, 8 th house on right. 35 miles to Binghamton, Elmira & Ithaca; just 3 miles to Tioga Downs Racino.		<u>1st Floor:</u> Living Room 20 x 20 Great Room 15 x 15 Dining Room 15 x 12 Kitchen 15 x 20 Foyer 10 x 8		<u>1st Floor Continued:</u> Den 30 x 20 Master Bedroom 15 x 13 Master Bathroom 10 x 20 Bedroom 10 x 10 2 Full Bathrooms 5 x 8 & 5 x 10		<u>2nd Floor:</u> Bedroom 20 x 15 Bedroom 20 x 15 Bathroom 5 x 10 Study 10 x 8	
Assessments: \$ 274,000 Total Tax: \$ 7,891 Tax Map #148.00-1-11.10 Lot Size: 91 ± Acres Built 1994, 4,200 Sq. Feet		Extras: Fireplace in Great Rm & Living Rm, Open Patio, Hot Tub & Whirlpool, In-ground Pool, Wet Bar, Smoke & Carbon Monoxide Detectors, Pantry, Vaulted Ceiling, Satellite Dish, Walk-in Closets, Hardwood & Tile Floors, Gardens, Circular Drive, Pond with Stream, 20 A. Pasture, 40 A. Tillable, 30 A. Forest. Fantastic views.				Appliances To Remain: Range/Stove, Disposal, Oven, Microwave, Refrigerator, Disposal, Washer & Dryer. Heat: Oil/Wood, Hot Water Baseboard. Well, Septic., Foundation: 4' high crawl space	
<u>1st Floor Apartment:</u> Living Room 16 x 16 Bedroom 10 x 12 Kitchen 12 x 15 Full Bath Laundry Room							



TERMS: 10% BUYER'S PREMIUM. The opening bid is \$325,000. Downpayment of 10% is due at the conclusion of bidding. The downpayment is non-refundable if buyer is unable to close. The downpayment will be returned if the seller is unable to close. The buyer has 30 calendar days to provide written assurance of financing, thereafter the sales contract is void. Possession upon closing, to be within 60 days after signing contract. The property is sold 'as is' with a Warranty deed. We guarantee clear and marketable title with no encumbrances. We can not be responsible for anything we are not aware of or have not specifically stated. Other conditions may be announced prior to sale of property, which will take precedence over printed material. Auction is conducted by *Connelly Realty*, Robert J. Connelly, Broker and Auctioneer, as agent for the seller only, and not the buyer. Co-Broker Ann Stummer (607) 687-6700, A M Realty

AUCTION DATE: SATURDAY, NOVEMBER 18, 2006 – 1 PM
OPEN HOUSE: SUNDAY, NOVEMBER 12, 2006 – 10 AM TO 3 PM
OPENING BID: \$ 325,000



♣♣♣ **CONNELLY REALTY** ♣♣♣

205 STATE STREET, BINGHAMTON, NY 13901-2711 - PHONE (607) 722-9593

♣ ROBERT "BOB" CONNELLY ♣ BROKER/AUCTIONEER ♣

Visit our website: www.bobconnelly.com



112 ALLYN ROAD, TIOGA CENTER, NY 13845

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Directions: NYS 17C Exit 62 to 17C East, 3 miles to Tioga Center, left at 5th Avenue (School), left at end of school, 8th house on right. Only 35 miles to Binghamton, Elmira & Ithaca; just 3 miles to Tioga Downs Racino and 5 miles to Lockheed Martin in Owego.

Uses: Spacious 2-Story single family with 4-room 1st floor maid's or in-laws apartment. One of a kind, great for horse farm, panoramic view with 30 acres of forest, 40 acres tillable, 20 acres pasture.

Lot Description: Generally level, slope up from road, views, pastures, gardens.

Exterior features: Storm doors, insulated windows, open patio, satellite dish with cable available, in-ground pool, trees, shrubs, flowers and landscaped

Appliances included: Range/stove, oven, refrigerator, microwave, dishwasher, disposal, washer and dryer exhaust fan and range hood

Special Features: Step-less entry, Pantry, cathedral & vaulted ceilings, master bedroom on main level, hot tub on patio, whirlpool in master bath, smoke and carbon monoxide detectors, window treatments stay and some shades and blinds

Owner: Cindy L. Agnellino

Lot Size: Approximately 91 Acres; 800' x 4,800'

Tax Map Number: 148.00-1-11.101

Assessments: \$274,000

Total Tax: \$7,891

Tax Map #148.00-1-11.10

Town: Tioga

School District: Tioga Central

Elementary School: Tioga

Exterior: Vinyl (yellow)

Fuel: Oil and wood

Heat System: Hot water baseboard

Cooling: Ceiling fans

Water Heater: Oil

Water: Well

Sewer: Septic

Foundation: 4' Crawl Space

Approximate Year Built: 1994

Finish Area: 4,200 square feet

Garages, Parking: Circular drive

Floors: Hardwood and tile

Fireplaces: Great room and Living Room

1st Floor:

Living Room 20 x 20

Great Room 15 x 15

Dining Room 15 x 12

Kitchen 15 x 20

Foyer 10 x 8

Den 30 x 20

Master Bedroom 15 x 13

Master Bathroom 10 x 20

Bedroom 10 x 10

2 Full Bathrooms 5 x 8 & 5 x 10

2nd Floor:

Bedroom 20 x 15

Bedroom 20 x 15

Bathroom 5 x 10

Study 10 x 8

1st Floor Apartment:

Living Room 16 x 16

Bedroom 10 x 12

Kitchen 12 x 15

Full Bath

Laundry Room

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