



REALTY USA
(607) 754-2600

JENNIFER LYNCH (607) 624-1490
jlynch@realtyusa.com



MLS: R176037A
County: Cortland

Address: 1021 MCGRAW MARATHON ROAD
City/Vill: MARATHON NY 13803
Other Uses: Farm

Town: Marathon
Sch Dist: Marathon
Elm Sch: Marathon

List Price: \$439,000

Attachments()



Style: Two Story
Exterior: Vinyl
Exterior2:
Color:
Sign: Yes

Bedrooms: 5
Full Baths: 3
Half Baths: 0
Total Baths: 3
Garages: 3

Fuel: OIL
Heat Sys: FORCED HOT AIR
Cooling: CENTRAL A/C
Water Htr: ELECTRIC
Water: WELL
Sewer: SEPTIC
Foundation: BASEMENT-FULL

Fin Above Grade: 2448
Fin Below Grade: 750
Fin Other: 0
Total Fin Area: 3198
Approx Year Built: 1994

Area: 12
Subdiv:

ROOM	LV	DIM	ROOM	LV	DIM
Living Rm	1	12x17	Mstr Bed	2	16x16
Great Rm			Mstr Bath	2	9x9
Family Rm	L	14x19	Bed Rm 2	2	9x13
Dining Rm	1	15x19	Bed Rm 3	2	15x13
Kitchen	1	14x19	Bed Rm 4	2	17x12
Din Area	1	IN KITCHEN	Bed Rm 5	2	10x12
Laundry	1	7x11	Bath 1	1	8x9
Foyer			Bath 2	2	6x7
Den/Offc	1	10x10	Bath 3		
Fireplace1			Half Bth 1		
Fireplace2			Half Bth 2		
Bns Rm 1	L	12x16	Bns Rm 2		

Acres: 41
Lot Description: PASTURES , STREAM , VIEWS , WOODED
Garages/Parkg: BARN , DRIVE , ELECTRICITY , GARAGE TRIPLE DETACHED , OVERSIZED
Exterior Feat: DECK OPEN , INSULATED WINDOWS , LANDSCAPED , POOL-IN GROUND , PORCH COVERED , SHRUBS/FLOWERS , STORM DOORS , TREES

Appliances: DISHWASHER , OVEN , RANGE/STOVE , REFRIGERATOR
Special Feat: BEDROOM MAIN LEVEL , DRYER CONNECTION-ELEC
Floors: CARPET WALL/WALL , HARDWOOD , TILE
To Remain: CARBON MONOXIDE DETECTOR , SMOKE DETECTORS

Tax Map: 158.00-01-04.000
Deed Book/Page: /
Zoning: R
Assoc/Maint Fee:
Total Taxes: 5852
Deed Restrict:
Assessment: 162500

Remarks: 5-6 BRs, 3 full baths, C/A, formal DR w/hardwoods, spacious eat-in kit, finished lower level, heated in-ground pool, trex decking, and newer 3-car garage. 40x87 barn & 36x40 quonset hut both have water & electric. High tensile fenced area for livestock. All this set on 41 +/- acres with pastures, woods, and incredible views!

Directions: One mile off 81 exit 9 from red light East 221 turn on Galatia St. turns into McGraw Marathon Rd

Listing Agency: REALTY USA
Listing Agent: JENNIFER LYNCH



1021 Mcgraw Marathon Road



Living Room



Formal Dining Room



Eat-in Kitchen



Oversized Bedrooms



Pool & Decking

Photo Gallery MLS# 176037A



Quonset Hut



Oversized 3 Car Garage



Barn with Water and Electric



Gorgeous Views!



Aerial View