



Price Decrease

MLS#: **S1165285** **Single Family Residential** **A-Active**
7636 Reed Ter **List Price: \$237,500**
 County: **Lewis** Zip: **13367** Acres: **1.00**
 Town: **Lowville** Pstl City: **Lowville** Cross St: **N. State**
 Area #: **Lowville-Village-233601**
 Village: **Lowville-Village** Lot Front: **232**
 Subdivision: Lot Depth: **220**
 TxMap#: **233601-212-007-0006-008-000-0000** Lot Shape:
 City Nghbrhd: Lot #: **4,993**
 School Dist: **LowvilleAcademy and Central** SqFt: **4,993**
 High School: **Lowville Hs**
 Middle School: **Lowville Middle** Year Built: **1821**
 Elem School: **Lowville Elementary** Yr Blt Desc: **Existing**
 # Photo: **33**

General Information

Style of Res: **Colonial, Other - See Remarks** Full Baths: **4** Bedrooms: **5** Beds Full Half
 Built By: Half Baths: **0** Total Rooms: **12** 1st Flr: **0** **1** **0**
 Stories: **2.0** Tot Baths: **4.0** # Beds/Sept: 2nd Flr: **5** **3** **0**
 Exter Constr: **Stone** 3rd Flr: **0** **0** **0**
 Driveway: **Circular, Pavers** 4th Flr: **0** **0** **0**
 Garage: **2.0/Detached** Bsmnt: **0** **0** **0**
 Lot Info: **Corner Lot, Home Office Zoning, Wooded Lot** Total: **5** **4** **0**
 Roof Descr:
 Attic: **Full, Stair Access** Foundation: **Stone**
 Basement: **Exterior Walkout, Full**
 Waterfront: **No** Footage: Riparian Rgts? **No**
 Name: Island Name: **NA**

Public Remarks: **Step into this Federalist style Mansion, known as Bostwick Hall. Here is a real piece of Lowville history, in ready to move in shape. All is on a landscaped 1 acre parcel. Have an in office business, with its own side entrance. Raise a large family here or use as a B&B, restaurant, or for extended family, subj. to approvals. There are massive stone walls, wood shuttered windows throughout, 1 of 5 working fireplaces which is located in the formal dining room, updated kitchen with zinc solid surface countertops & energy star appliances, sauna off the family room, & elegant formal foyer entry. A spacious bathroom is off the master bedroom, featuring claw footed tub & bidet. A highly efficient Buderus boiler furnace is joined by a wood burning furnace; well integrated, to bring down heat cost.**

Unbranded VT: [Click Here](#)

Aerial Drone Video:

Virtual Tour 3D:

Directions: **North State turning on Trinity Ave. and up one block on the right.**

Interior & Exterior Features

Room	Flr	Dim	Room	Flr	Dim	Total FP: 6	# Artificial:	0	
Bedroom 1	2nd	25X14	Bedroom 2	2nd	15X14		# Gas:	0	
Bedroom 3	2nd	16X13	Bedroom 4	2nd	12X9		# Pellet:	0	
Bedroom 5	2nd	15X12	Dining Room	1st	21X16		# Wood Burning:	5	
Family Room	1st	17X13	Kitchen	1st	16X7		# Wood Stove:	1	
Living Room	1st	16X15	Other	1st	18X14		# Coal:	0	
Other 2	2nd	12X11					# Other:	0	
Add'l Rooms:	Bonus Room, Den/Study, Foyer/Entry Hall, Laundry-1st Floor, Loft, Office, Other - See Remarks, Porch - Open, Possible Additional Bedroom, Workshop						# Freestanding:	0	# Not Rep to Code: 0
Add'l Interior Features:	Cedar Closets, Ceiling Fan, Circuit Breakers - Some, Drapes - Some, Sauna								
Add'l Exterior Features:	Cable TV Available, High Speed Internet, Other - See Remarks, Partially Fenced Yard, Wood Screens/Storms-some								
Add'l Struct:	Barn / Outbuilding								
Kitch/Dining:	Formal Dining Room, Solid Surface Counter								
Appliances:	Dishwasher, Dryer, Freezer, Microwave, Oven/Range Gas, Refrigerator, Washer								
Accessibility:	No Step Shower								
Floor:	Ceramic-Some, Hardwood-Some, Wood-Some								

Utilities Information

HVAC Type: **Hot Water** Sewer: **Sewer Connected**
 Heating Fuel: **Gas, Wood** Water: **Public Connected**
 Water Htr Fuel: **Gas** ENERGY STAR® Qualified:
 Emerg Backup:
 Type of Well: **Other** Well Location: **left side to water plants**

Financial Information

Possible Fin: **Cash, Conventional, VA** Type of Sale: **Estate**
 1st Mtg Bal: **\$0** Equity: **\$237,500.00** Town/Cnty Tax: **\$2,644**
 2nd Mrt Bal: **\$0** City/Vil Tax: **\$1,953**
 Tax Info: Assess Val: **\$272,700** School Tax: **\$2,471**
 HOA Pay Desc: **None** Annl Spc Assess: **\$0** Total Taxes: **\$7,068**
 HOA Fee: Lot Rent:
 HOA Amen:
 Sale Price: DOM: **172** Closed Date:

MLS#: **S1165285**

Carole Dunbar

NY Licensed Assoc. R.E. Broker

Good Morning Realty

7556 South State St Lowville, NY 13367

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