

HOMES & REAL ESTATE

FREE

MAGAZINE

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NOVEMBER 19, 2010

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Thanksgiving*





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**LITTLE FALLS - NEW LISTING
NICE 4 BDRM DUPLEX \$17,500**

1003077-Nice Duplex with 2 Bedrooms in each Apartment. Vinyl Windows, Separate Utilities, 2216 Sq. Ft. Nice Yard and Driveway. Rear Porch needs TLC, Tear Off or Repair.



DOLGEVILLE- 3 BDRM, 2 BATH ON CORNER LOT \$89,900

913174-Nice 3 Bdrm, 2 Bath Home on a Corner Lot 66X132 in the Village of Dolgeville. LR, DR, Kit, New 16X16 Den/Office & New Bath. New Gas Furnace, New Pellet Stove, Lg Yard. Move in Condition.



**LITTLE FALLS- RANCH ON 1+ ACRE W/POOL
\$120,000 PRICE REDUCED \$117,500**

200802189 -Lovely 3 Bdrm, 1.5 Bath Ranch on 1.54 Acres with 357 ft. Rd Frontage in a Nice Country Setting. Kit w/ Bkfst Bar, LR w/Gas Fp Inground Pool. 2 Car Att Garage.



**GERMAN FLATTS - COMMERCIAL BUILDING -
GREAT LOCATION \$287,500**

1001582-Great Location- Commercial Building Presently used as a Woodworking Shop with a 3 Bedroom Apartment on the 2nd Floor.



**LITTLE FALLS - IMMACULATE COZY
2 BDRM RANCH \$114,900**

1002254 -Immaculate Cozy 2 Bdrm Ranch in a Country Setting in the City. Great Starter or Retirement Home. 1 1/2 Stall Att. Garage, Deck Overlooking Lg Back Yard. New Windows, Some Curtains, Blinds & Rods. Basement Would Make Ideal Rec. Room. New Furnace and Hot Water Heater.



MOHAWK - 4 BDRM RANCH ON 1.8 ACRES \$99,900

912972- Nice 4 Bdrm, 1 Bath Ranch Home on 1.8 Acres in a Private Setting w/Great Views. Wood Mode Kit, Lg LR, Shed. There are 2 wells on the Property.



**LITTLE FALLS - C.1880 4 BDRM,
2 BATH HOME NICE LOCATION \$109,900**

1001672- Lovely c.1880 4 Bdrm, 2 Bath Home in a Nice Location. Walking Distance to Parks, Library, Hospital. Living Room, Dining Room w/Fireplace, Kitchen w/Pantry, Hardwood Floors. 3 Story-2 Car Garage/Barn.



**LITTLE FALLS-LOVELY 4 BDRM, 1.5 BATH HOME
ON A DOUBLE LOT \$89,900**

1002929-Lovely 4 Bdrm, 1.5 Bath Home on a Double Lot approx. 83X200 in a Nice Residential Area. Kit, DR, LR, FR, Hdwd Flrs, Vinyl Replacement Windows, Patio, One Stall Detached Garage.



**LITTLE FALLS- WATERFRONT BRICK
4 STORY INDUSTRIAL WAREHOUSE \$195,000**

913087-Nice Waterfront Brick Four Story Industrial Warehouse on 1.60 Acres. Approx. 70,712 Sq. Ft. with Wood Floors, Two Overhead Doors, Dry Sprinkler System, Loading Dock. Rubber Roof is Approx. 2-5 Years Old.



LITTLE FALLS- 3 BDRM 2 BATH RANCH 3.2 AC \$99,900

912937- Lovely 3 Bdrm, 2 Bath Ranch Home on 3.2 Acres Just Outside of the City. Eat-in Kit, DR, LR, Partially Finished Bsmt, Full Walk-up Attic, CA. Needs a Little TLC, Being Sold "AS IS"



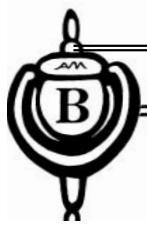
**NEWPORT-RANCH ON 3.3 ACRES OVERLOOKING
WEST CANADA CREEK \$210,000**

1001351-Lovely Ranch Home on 3.3 Acres Overlooking West Canada Creek. 2 Bedrooms, 1 Full and 2 Half Baths. Approx. 1500 sq. ft. Living Space with Approx. 2000 Add'l Space for Expansion or In-Home Business. Family Room Overlooks Blue Ribbon Trout Stream.



LITTLE FALLS-3 STORY APARTMENT BUILDING \$99,500

912647-Nice Brick 3 Story, 7 Unit-1 Bedroom Apartments. Centrally Located. Finished Pine Floors, New Gas Boiler. Apt. 1-3 Rent \$500+Util. Apt. 4-6 Rent \$466+ Util. Apt. 7 Rent \$500 Includes Util.



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LITTLE FALLS - NICE 3 FAMILY IN NICE AREA
~~\$45,900~~ PRICE REDUCED \$35,500

1002815-Nice Investment Property in a Quiet Area. This Three Family Home is a 3 Bdrm Duplex with a 2 Bdrm Basement Apartment. Separate Utilities and Driveway.



LITTLE FALLS- 3 BRDM CONTEMPORARY
ON 2 ACRES \$245,000

913305 -New 3 Yr. Old 3 Bdrm, 2.5 Bath Contemporary Home on 2 Ac w/ Great Views. Fully Appl. Hickory Kit, DR, LR w/Pellet Stove, Hdwd Flrs. 2 Bdrms, 1 Bath on 1st Flr. Mstr Bdrm, Bath & Office w/French Doors on 2nd Flr. Bsmt w/.5 Ba. 1 Car Att. & 2 Car Det. Garages.

LITTLE FALLS - 4 BDRM, 1.5 BATH ON CORNER LOT
\$79,900

1003269-Lovely 4 Bdrm, 1.5 Bath Home on a Corner Lot in a Quiet Neighborhood. LR w/Built-In Bookcase, DR, LG Eat-In Kit, New Stove, Refrig, Dishwasher, Washer, & Dryer. Laundry on 1st Flr. Plenty of Shelving & Storage Areas. Full Walk-Up Attic, Front, Side and End Back Porch. 1



Car Det Gar. Move-In Ready.



LITTLE FALLS - SUCCESSFUL FULLY EQUIPPED RESTAURANT \$215,000

1003255- Successful 16 Years Plus Established Little Falls Restaurant. Fully Equipped 3692 Sq. Ft. Turn Key Operation. Great Location in Canal Place. A Great Place for any type of Business.



LITTLE FALLS - GREAT 5 UNIT PROPERTY
\$79,900

1002210- Great 5 Unit Investment Property. 1-Three Bdrm, 2-Two Bdrm, 2-One Bdrm Apts. Close to Hospital, School, Walking Distance to Downtown. Some New Windows, Newer Carpet and Vinyl Floors. Could Easily be Owner Occupied. Possible Owner Financing Available



HERKIMER- ELEGANT LATHROP
C.1902 MANSION \$199,900

912741- Elegant Lathrop Mansion c.1902, 4-5 Bdrms, 5 Bath. Mediterranean Style Villa Grand Entry, All Orig, Nat. Wdsk. French Doors, Fireplaces, Sunporch, Mstr Bdrm/Office w/ Nat. Wood Built-Ins. Home Presently Office/Apts. Landscaped, Lg. Parking Area.



LITTLE FALLS - 4 BDRM, 2 BATH RAISED RANCH ON 1 ACRE - \$169,900

1002823-Lovely 4 Bdrm, 2 Bath Raised Ranch Home on Approx. 1 Acre Located Just Outside the City of Little Falls, Eat-In Kit, Dining Room, Living Room, Master Bdrm w/ Master Bath. 2 Car Attached Garage, Deck, Nice Yard, with Great Views.



LITTLE FALLS - INVESTORS:
3 UNIT FULLY RENTED \$19,900

1002930-Investors: Three Unit- Needs Some TLC. Fully Rented. 2 - Two Bdrm Apts, 1 - Three Bdrm Apt. One Stall Attached Garage. Separate Utilities. Tenants Pay Heat and Electric.



LITTLE FALLS - C.1891 FOUR STORY STONE OFFICE BUILDING \$139,900

1002931-c. 1891 4 Story Stone Office Building on a lot approx. 62X89 w/9460 sq. ft. in a Nice Location. Pocket Doors, Original Stain Glass Windows, Hardwood Floors. A Must See!

LITTLE FALLS - 6624 SQ. FT. CHURCH \$150,000

910146-Lovely 6624 Sq. Ft. Church on a Lot Approx. 59X120. Large Parking Lot, Beautiful Stained Glass Windows, Choir Loft, Great Views of the Canal District. Gas Hot Water Two Zone Heat, Slate Roof, Tin Ceilings.



LITTLE FALLS-3 BRDM COUNTRY HOME \$79,900

911584 -Lovely 3 Bdrm, 1 Bath Country Home on .51 Ac. Eat-In Kit, DR, LR w/ Wood Burning Fp, Hdwd Flrs, CA. Mstr Bdrm & Ba on 1st Flr. Office on 2nd Flr could be another Bath. Att Garage w/Breezeway.

LITTLE FALLS - GREAT 2 FAMILY HOME IN A CONVENIENT LOCATION \$69,900

1001931- Great 2 Family Home in a Nice Residential Area, Close to School & Shopping. Kit, DR, LR, 3 Bdrms, and Laundry in Each Unit. Large Brick Attached Garage, Former Bus Garage,



Perfect for Storage for Extra Income or Business. Being Sold in "AS IS" Condition.

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NEW CAPE COD

Come see this 3 BR 2 bath home, 1500 ft downstairs, 800 ft unfinished up. Drywall construction all appliances, landscaped, paved driveway.

REDUCED
\$79,900



NEW HOME

Just Arrived! 3 BD Room, 2 Bath Ranch, fireplace, all kitchen appliances, drywall throughout. Awesome kitchen, financing available. **NEW PRICE \$72,900.**



VERY NICE

Newer 3 bedroom, 2 bath Ranch with central air, open floor plan, nice lot. Available immediately.

~~\$59,900.~~ **REDUCED \$54,900**



NEW LISTING

Large 3 Bedroom 2 Bath Ranch. Backs up to the woods, central air, new roof, fireplace, large deck and patio, storage shed. **\$40,000.**



NEW LISTING

Very nice 2 bedroom, 2 bath ranch, central air, woods in back, range, fridge & dishwasher. Washer & Dryer negotiable.

New roof and deck.

MUST SELL, MAKE OFFER \$41,900



NEAR NEW

Magnificent large ranch, 3 bedroom, living room, family room with fireplace, beautiful corner lot. **\$79,000**



GREAT FLOOR PLAN

Spacious 3 bedroom 2 bath, Ranch with 1 1/2 car garage, central air, all appliances including washer/dryer/dishwasher, large deck, many new items, roof, A/C, Blinds & More **REDUCED \$54,900**



4 BEDROOM

COME AND SEE, Large Newer 2 bath Home on Cul-De-Sac. Large Deck. Storage Shed, Family Room & Living Room. Great For Large Family, New Appliances **REDUCED \$54,900**

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- 2 1/2 baths,
- full basement,
- 2 car garage under

Open Floor Plan • Upgraded Kitchen

- Breakfast Nook

- Formal Dining Room

- Oversized Master Suite

- Master Bath with Whirlpool Tub

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NEW TO MARKET!
CHRISTMAN ROAD, OHIO \$264,900

Brand New Custom Built Log Home On 39 Gorgeous Acres. Home Has 3 Bedrooms And 2 1/2 Baths. Attached Oversized Garage, Bonus Room Unfinished Over Garage. Nice Deck Overlooking New Pond. 39 Acres Is Wooded, Home Is Very Private Sitting Far Off Road. Excellent Hunting And Sledding Location. Come Take A Look!



SILVERSTONE ROAD, RUSSIA \$ MAKE OFFER LISTED AT 61,500

Waterfront Home On Lake Gay. All New, Just Move Right In. Kitchen With Stainless Steel Appliances, Tiled Floors, Great Room Overlooking Water, Acre of Land, 200 Feet On The Water, Nice Yard. Excellent Buy In This Buyers Market.

ROUTE 8, OHIO

REDUCED TO \$109,000

Must Sell, Just Reduced. Come Take A Look At This 2 Story Home With Beautiful Setting. 3 Bedrooms, New Custom Built Kitchen, Knotty Pine Walls, New Bath, Enclosed Front Porch,



Nice Side Patio And Detached Garage. Large Basement, Everything Has Been Taken Care Of And Updated. Just Move Right In And Enjoy! Trails Across Road, Stateland All Over This Area. 30 Minutes To NYS Thruway.



AVERY ROAD, STRATFORD \$112,500

A Better Buy! Very Nice 3 Bedroom Ranch, 2 Baths, Large Kitchen And Living Room, Sunroom, Full Basement, Finished, High Ceilings. Gorgeous 2 Story, 2 Stall Garage For All The Toys. 10 Wooded Acres, Stream. In Excellent Hunting And Snowmobiling Area. Nice And Private, Little Traffic.



HALL ROAD, COLD BROOK \$REDUCED \$99,000

Must Sell This 2 Year Old, Just Like New 3 Bedroom Double-Wide. Beautiful Kitchen, Stone Fireplace In Living Room. Large Master With Bath. All Appliances, Just Move Right In. Nestled In 3 Gorgeous Acres Partially Wooded. Nice Location, Near Trails. Snow Is Coming! Come Take A Look.

- \$174,000
- \$174,900
- \$41,500
- \$41,500
- \$174,900
- \$249,000
- \$249,000
- \$114,900
- \$106,900
- \$34,900

- Custom Log Home With 10 Acres
- Sacandaga Lake Log Cabin
- 3 Bedroom Ranch/ Creek
- 3 Bedroom, 2 Story With Garage
- Large Victorian With 7 Stall Garage
- Contemporary/ 6 Acres/ On Cincinnatti Creek
- New Contemporary/ 20 Acres/ Little Falls/ 3 Garages, Impressive
- New 2 Bedroom Ranch, Large 2 Stall Attached Garage Near Trails
- 6 Unit Investment Property/ Huge Numbers/ Utica
- 23 Acres/ Grant Road, Russia



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To your future. A 4 BR, 2.5 bath Contemporary on an acre wooded site. Offering bright & spacious rooms, 2+ car garage, large deck & patio, park-like grounds. \$259,900. MLS#s238195. Margaret Mulford, Associate Broker, 697-3400x20.



PRIVATE SETTING

Great 4 BR, 2.5 bath, 2000+/- sq ft home has eat-in kitchen, formal living & dining rooms and family room on 3.8 acres w/above ground pool. Oneida school district. Easy access to the City of Oneida and Canastota with Thruway exit 34.



METICULOUS HOME

Three BR, 2 full baths, quiet residential street, eat-in kitchen, formal dining, great layout for family, enclosed front porch, basement laundry, detached 2 car garage, replacement windows and brand new roof!! \$79,900. Donna Haenlin, Sales Associate, 697-3400x17.



NEW CONSTRUCTION

Spacious 1500 sq ft plans w/3 BR, 2 baths, open floor plan, cathedral ceiling in living room & attached garage or bring your own plans. 5+ acres in beautiful country setting. \$150,000. Mindy Martin-Robb, Sales Associate, 697-3400x21.



METICULOUS MOVE-IN CONDITION

Home w/3 BR, 2 full baths, large eat-in kitchen, dining area, living room, 1st floor laundry, oversized 2 car garage, & pool. Minutes to Oneida, Casino, NYS Thruway and shopping. \$84,900. Dean Shlotzhauer, Sales Associate 697-3400x16.



QUIET COUNTRY LOCATION

Completely remodeled & updated in 2006. 5 BR home has big kitchen, separate dining, 2 full baths, family & Florida rooms. Oversized 2 car garage. Over 2700 sq ft on 1/2 acre. VVS schools. \$169,900. Dean Shlotzhauer, 697-3400x16.



4 BR UPDATED VICTORIAN

Situated on 0.72 acres with in-ground heated pool. Large bright rooms, 1st floor laundry, 2 car attached garage, public utilities & so much more. \$184,800. MLS#s238362. Margaret Mulford, Associate Broker, 697-3400x20.



GREAT OPPORTUNITY

First floor commercial area with 1880+/- sq ft. Also, single family home having 3000 +/- sq ft, 6 bedrooms, 3 full baths, 2 half baths, 2 family rooms, living room, formal dining and quiet private yard. Plus 1 bedroom apartment. \$239,900.



MAJESTIC COLONIAL

Elegant home features 4 BR, 3 full & 3 half baths. Cheery sun room & library overlook private courtyard. Kitchen w/breakfast area has solid cherry cabinetry & granite floor. \$385,000. Donna Haenlin, Sales Associate 697-3400x17.



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7581 GIFFORD RD., ROME \$64,900

Nice 3 bedroom 1 bath ranch style home on large lot. Living room, formal dining room, utility room. Great starter home.
www.romehomefinder.com

705 W. THOMAS ST., ROME \$63,900

Why rent when you can buy this four bedroom two story home, just perfect for a starter home. It has a deep private yard, that overlooks wood creek, a oversized garage with plenty of storage upstairs.



www.romehomefinder.com

5862 STOKES LEE CENTER RD., LEE CENTER \$149,900

Very Nice 3 bedroom 2 bath raised ranch with formal dining room, living room with fireplace, family room with wood stove, newer hot water baseboard heating system, 2 stall attached garage on large lot with Lee taxes.



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109 W. COURT ST., ROME \$49,900

Beautiful pillared commercial building in great location. Close to Oneida County Court House, Rome City Hall and all other Downtown Rome's amenities.



Over 3500 s/f of 1st floor finished office/studio space and a 2 bedroom apartment on the 2nd. Ideal for law office or other commercial office.
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ROUTE 46, NORTHWESTERN \$19,900

THIS PROPERTY RUNS ALONG THE MOHAWK RIVER AND IS WELL KNOWN FOR TROUT FISHING. BUILD OR SET A STRUCTURE ON THIS 8.1-ACRE PARCEL THAT INCLUDES A RIGHT-OF-WAY TO THE SPRINGS. ALSO NEAR THE POPULAR SNOWMOBILE TRAILS.



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405 W. BLOOMFIELD ST., ROME \$56,900

Centrally located Colonial Style 4 bedroom 1 1/2 bath home. Hardwood flooring throughout. Large living room, formal dining room, walk up attic and full basement. Priced to sell.



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JUST LISTED

6611 MARTIN ST., ROME \$135,000

10003534 - Own a piece of Rome History...El Chico's Restaurant!!! Property has bar and dining areas plus all equipment and furniture is included in the sale. The property also has an outside dining deck. For more information or private showing, call us!!



6763 BUTTS RD., WESTMORELAND \$115,000

1002718 - 3 bedroom, 1 1/2 bath Country home with full basement, 2 stall garage and many updates. Located on a quiet country road in the Oriskany School District. Home is in move-in condition. Call for an appointment today.



JUST LISTED

1608 CARROLL ST., ROME \$114,000

1003492 - Expanded 4 bedroom Cape with 2 bedrooms on the main floor. Copper kitchen, sunroom, high efficiency furnace, newer roof, hardwood floors and nice private backyard. The home also has 3 cedar closets & ample storage space. Some interior walls and trim have just recently been painted.



1312 SCHUYLER ST., ROME \$84,500

This 3 bedroom, 2 bath 2-story is in nice neighborhood. Centrally located & close to 2 shopping centers & Franklin Field. There is a brand new hotwater tank, a large yard with deck and a full attic offering plenty of storage space.



6851 ROME ORISKANY RD., STANWIX HEIGHTS \$98,000

1003161 - Beautifully remodeled Turn Key Salon with GREAT potential for income. There are currently 6 booths, nail room & 2 additional rooms with separate entrances. Located in a High Visibility area. Call for more details!!



116 VICTORY DR., ROME \$69,900

1001692 - Great starter home in quiet neighborhood. Large eat-in kitchen, hardwood floors, 1/2 bath on 2nd floor. Newer furnace, central air, roof, windows and attached 1 car garage. Must see inside to appreciate!!



1306 FRANKLYN ST., ROME \$89,900

1001016 - Deceiving in size is this 4 bedroom 2 full bath bungalow. The home has hardwood floors, a family room w/ woodstove, breakfast nook and office. Home is vinyl sided, has new windows, a great open front porch and back deck.



6855 O'BRIEN RD., ROME \$149,900

1000319 - Ranch style home with 3 bedrooms set back nicely with approximately 200 feet from the road. There's a beautiful wrap around porch, salon room in basement that could easily be 2nd bath. Westmoreland School District. If you're looking for country living, this is the home for you!!!!



8105 PINEBROOK LANE, ROME \$274,500

1000376 - Contemporary ranch nestled on 2.6 wooded acres. High end kitchen, cathedral ceilings, hardwood floors, family room w/ gas fireplace, master bath w/ whirlpool bath, main floor laundry, full basement and a 2 stall garage. Private drive w/ view of the golf course.



9121 STATE RT. 26, LEE CENTER \$129,000

1001735 - Busy retail location with overhead door. Large open front area with many windows. Lots of endless possibilities for the use of this building. Good parking and Low Lee Taxes!!! Call for an appt or more details today

AFFORDABLES

- 708 N. James St \$54,900
- 611 Floyd Ave. \$59,000
- 804 Elm St. \$59,900
- 112 Victory Dr. \$69,900
- 1115 N. James St. \$69,900
- 6290 Martin Dr., Lee \$75,000
- 5394 Rome Taberg Rd. \$79,900
- 5337 Streun Rd. \$79,900



7707 SANDY CIRCLE, FLOYD \$115,000

1002465 - 2 or 3 bedroom ranch with many updates...new furnace, central air, tankless water heater, new kitchen cabinets & granite countertops. The home also has a 2 stall garage and a nice fenced in yard.



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 John McMahon,
 Wendy Palinski,
 Sharron Puglio

Sales Agents:
 Karen Scuderi,
 Sue Thomas,
 Diane Dainotto,
 Gladys Winterton,
 Julie Sestito

Make the "Wise" Choice



4177 STATE RT. 69, ROME \$295,000

1002239 - Well maintained **Commercial** property with turnkey Pizza Parlor with ovens & equipment. 2 spacious 2 bedroom apartments, 40x28 Barn (1999) with RV door, 60x60 Auto Shop, nice office and water & septic for possible trailer.



8656 EMERALD CIRCLE, LEE \$449,000

1002333 - The joys of entertaining belong to you in the 4 bedroom, 3 1/2 bath home. Enjoy cooking in its elegant, sun filled kitchen. Wonderful glassed living room & sunroom. Master bedroom w/ gas fireplace, finished basement & then step outside to a huge patio, inground pool & pool house w/ 1/2 bath, along with 3 stall garage.



6337 OVERHILL DR., LEE \$126,900

1002848 - Nice 3 bedroom ranch located in quiet Cul De Sac. Living Room has fireplace, full basement & there's a 1 car attached garage. The home has a private backyard with deck & patio area & inground pool. Newer electrical, roof, gutters, fencing & storage shed.



1104 CLINTON ST., ROME \$72,500

1002910 - Nice vinyl sided 3 bedroom ranch w/ eat-in kitchen, family room addition and 2 car tandem garage with additional heated workshop off back. There are new windows, roof, furnace and insulation



6309 STATE RT 26S, WESTMORELAND \$165,000

1001079 - Great 4 bedroom, 2 bath Country home. Fireplace in family room, 2 stall attached garage, beautiful stream in backyard with 4 foot waterfall. Must see to appreciate this park like setting. 15+more acres also available



8098 BUENA VISTA DR., ROME \$97,500

1003291 - This ranch home has 2 bedrooms, formal dining room (could be 3rd bedroom), eat-in kitchen w/ cherry cabinets, beautiful 3 season sunroom & a great yard. There's a full basement with family room & office. A Must See!!!!



805 VALENTINE AVE., ROME \$104,700

913028 - **Pride of Ownership!!** Open kitchen/dining area, fireplaces in both the Living room & Family room. Central air, central vacuum, 2 stall detached garage & fenced private yard.



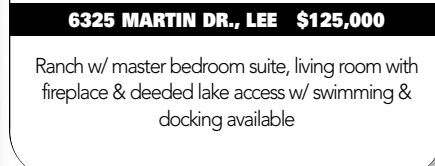
7615 OAKVIEW TERRACE, FLOYD \$295,000

1002501 - Contemporary style living in a spacious 3 bedroom, 2 1/2 bath home on a quiet 1 acre lot. Granite countertops, oak cabinets, formal dining, inground pool & 2 1/2 stall garage



8825 WALNUT DR., LEE \$124,900

4 bedroom ranch with gleaming hardwood floors, family room w/ fireplace, attached garage, deck & new furnace.



6325 MARTIN DR., LEE \$125,000

Ranch w/ master bedroom suite, living room with fireplace & deeded lake access w/ swimming & docking available



903 VANBUREN AVE., ROME \$156,500

1003162 - Nice Cape Cod home in the City!! Great kitchen with Oak cabinets, large family room, formal dining, hardwood floors, full basement & newer roof. There's a nice deck to a large backyard.



7757 SANDY CIRCLE, FLOYD \$99,900

1002048 - Maintenance free 3 bedroom ranch in very good condition. The property has been nicely landscaped and has a beautiful private backyard. This home is located in the Oriskany School District.



6771 LAKESHORE RD. N., VERONA BEACH \$89,900

1002370 - Remodeled 2 bedroom within walking distance to Sylvan Beach or Verona Beach State Park. Large living room, updated kitchen & new windows throughout. Watch the beautiful sunsets from the deck.



Out In Front



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100 MAPLE ST. \$122,500

This Unique Tudor-Style Home Has Over 3,800 Square Feet Of Living Space; 5 Bedrooms; 2 1/2 Baths; Huge Rooms; Master Bedroom With Full Bath; Guest Bedroom With Full Bath; Hardwood Floors, Moldings; Formal Dining; Main Floor Laundry; Beautiful Staircase, Archways www.allprorealtyabone.com



706 W. BLOOMFIELD ST. \$64,500

Nice Starter Or Retirement Home; Larger Than It Appears; 2 Bedrooms; Large Living Room; Formal Dining; Newer Windows; New Full Bath; New Roof; Central Air; Hardwood Floors; Large 2- Stall Garage; Fenced Yard; Close To Schools, Parks www.allprorealtyabone.com



6375 ANDEREGG DR. \$139,900

This Home Has Over 1,400 Square Feet Of Living Space; 3 Bedrooms; Huge Finished Basement With Gas Stove; Ceramic; Hardwood Floors; Sunroom Off Master Bedroom With Skylights; Vaulted Ceiling; Covered Patio; Inground Pool; Must See To Appreciate! www.allprorealtyabone.com



1200 FLOYD AVE. \$99,900

Spacious Large Cape Style; 4 Bedrooms; 2 Baths; Hardwood, Ceramic Floors; Living Room With Fireplace; Eat-In Kitchen; Formal Dining; Main Floor Laundry; Fenced Yard; Large 2- Stall Garage; Corner Lot; Residential Or Possible Commercial Use www.allprorealtyabone.com



27 FAMILY CIRCLE \$229,900

Immaculate Condition, 1-Owner Home; 4 Bedrooms; 2 1/2 Baths; Master Suite; Family Room With Pellet Stove; Huge Living Room; Formal Dining; Center Staircase; Hotwater Heat; New Solid Surface Countertops; New Driveway; Beautifully Maintained Yard; Deck With Retractable Awning www.allprorealtyabone.com



6343 MEADOW DR. \$129,500

Outside Large Lot; 3 Bedrooms; 2 Baths; Freshly Painted Interior; Family Room; All New Carpet; New High-Efficiency Furnace With Central Air; Newer Lower-Level Bath; Covered Deck; Near Town Park, Lake Delta, Snowmobile Trails; Across From Stokes Elementary www.allprorealtyabone.com



7755 TURIN RD. \$113,000

Large Corner Lot With Great Exposure; 4 Bedrooms; 1 1/2 Baths; Eat-In Kitchen; Ceramic, Hardwood Floors; New Windows; New Furnace With Central Air; Fireplace In Family Room; Flexible Floor Plan; Attached Garage; May Have Commercial Potential www.allprorealtyabone.com



611-613 CHATHAM ST. \$117,000

Custom-Built, Expansive Ranch; 3 Bedrooms; 2 Baths; Oppers Kitchen; Large Open Dining Room; Living & Dining Area; Vaulted Ceilings; Huge Master Bedroom, Bath; Main Floor Laundry; Gas Fireplace; Hardwood, Ceramic Floors; Central Air; Central Vacuum; Enclosed Front Porch; Steel Beam Construction www.allprorealtyabone.com



174 HILSON DR. \$199,900

Pristine Condition Colonial; 4 Bedrooms; 2 1/2 Baths; Freshly Painted; Family Room With Fireplace; New Windows, Exterior Doors, Septic, Carpet; Formal Dining; Central Air; Professionally Landscaped; Beautiful Large Yard; Patio; 2-Car Attached Garage; Excellent Family Home & Area www.allprorealtyabone.com



6158 STREUN RD. \$165,000

Lower Level Almost Completely Redone; 3 Bedrooms; 3 Baths; Eat-In Kitchen; Formal Dining; Beautiful New Ceramic Bath With Jacuzzi Tub, Walk-In Shower; Pellet Stove; Ceramic, Hardwood Floors; 2- Stall Built-In Garage; Large Rooms; Boonville Power; Low Taxes www.allprorealtyabone.com



811 ELM ST. \$89,500

Spacious Family Home; 4 Bedrooms; 1 1/2 Baths; Finished Attic; Fireplace With Pellet Stove Insert In Living Room; Formal Dining; New Windows In Lower Level & Basement; Hardwood Floors; Large 2- Stall Garage; Open Front Porch; Nice Yard; Close To Schools, Parks www.allprorealtyabone.com



1504 BEDFORD ST. \$83,900

A Rare Find; 3-Bedroom Ranch In North Rome; Ideal Downsize Or Trade-Up Home; Eat-In Kitchen; Formal Dining; Hardwood Floors; Ceramic Bathroom; Baseboard Hotwater Heat; Basement Potential; Vinyl Siding; Private Yard www.allprorealtyabone.com



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14 COLONIAL DR., NEW HARTFORD \$133,000

This Updated Cape Is Situated In Quiet Colonial Drive; 3 Bedrooms; 2 1/2 Baths; New Roof, Siding, Furnace, Hotwater Tank; Beautiful New Eat-In Kitchen; New Enclosed Front Porch; Finished Basement With Den, Full Bath, Kitchen Area; Enclosed Sunroom; Dormered Second Floor; Spacious Rooms www.allprorealtyabone.com



COMMERCIAL

209 W. EMBARGO ST. \$99,900

Currently Set Up As A Turnkey Dental Office; Very Spacious & Practical Office Setup For Many Uses; Full Basement; Parking Off Rear Of Building; Walking Distance To Downtown & Bus Lines; Well-Maintained Building www.allprorealtyabone.com



PRICE REDUCED

211 E. LINDEN ST. \$115,000

Great Location; Exceptionally Clean & Neat; 3 Bedrooms; 1 1/2 Baths; Second Floor Laundry; Hardwood Floors; Living Room With Fireplace; Office; Newer Roof, Siding, Windows; Newer Furnace With Central Air; Formal Dining; Pristine White Kitchen; Enclosed Front Porch; Patio; Fenced Yard www.allprorealtyabone.com



PRICE REDUCED

6436 WAGER DR. \$124,900

Very Nice Ranch In Town Of Lee; 3 Bedrooms; Eat-In Kitchen With Beautiful Custom Hickory Cabinets; Formal Dining; Hardwood, Ceramic Floors; Solid Wood Doors, Moldings, Trim; Vaulted Ceilings; Living Room With Gas Fireplace; Semi-Finished Basement; Rec Room; Large Deck With Awning www.allprorealtyabone.com



COMMERCIAL

106 D'ANGELO AVE. \$64,900

Turnkey Opportunity For An Ambitious Person; Local Tavern With Many Options; Plenty Of Parking; Expansion Opportunity; All Ready To Operate; Just Take Over & Start Making Money! www.allprorealtyabone.com



COMMERCIAL

220 RIDGE ST. \$275,000

Successful Long-Time Rome Institution Serving The Public For Over 30 Years; Over 12,000 Sq. Ft. Of Fun; Currently Skate-A-While; Open Span Building; Hardwood Flooring; Bathrooms; Concession Area; Offices; Hotwater Heat; Plenty Of Parking; Multiple-Use Building www.allprorealtyabone.com

AFFORDABLES

604 Chatham St.\$54,900
 711 Broadway\$52,900
 901 W. Liberty St.\$53,900
 106 Riverview Pkwy N. ...\$77,900
 746 W. Liberty St.\$51,500
 111 Frederick St.\$49,900
 807 Floyd Ave.\$75,900
 510 W. Thomas\$52,500
 706 W. Bloomfield\$64,500

LAND

Sweeney Road, W. Turin 4 Acres. Year Round Recreation! Trout Stream, Scenic Views \$21,900

Golly Road, Rome
 3 Parcels – Beautiful Hillside Lots. Sold Singly Or Package \$22,900 Ea.

MULTI-FAMILIES

609 1/2 N. Madison ...\$37,500
 610 N. Washington ...\$69,900
 1002 W. Dominick ...\$69,900
 301 Matthew St.\$44,900
 102-104 E. Thomas ...\$59,900
 504 Floyd Ave.\$56,000



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Liz Clair, Sales Assoc.
Roberta Ryan, Sales Assoc.
Vivian Okusko, Sales Assoc.
Kathy Iles, Sales Assoc.



IN THE HEART OF SNOW COUNTRY \$205,000

This large cape cod has 4 bedrooms, 3 full baths, large kitchen with island, dining area, living room, family room on 5+/- acres outside West Leyden



3 FAMILY GREIG, NY \$79,900

Live in one unit and let the other two pay your mortgage. Unit one 3 bedroom, Unit 2 2 bedroom and unit 3 is a studio. May upgrades have been done. Come take a look.



LOG HOME WITH A VIEW

Perched on a hill outside of Boonville, 4 bed, 2 bath log home with 2 car det. Garage and Large pole barn, Private setting on 59 ac. 2 covered porches and deck. \$230,000 mls#5237786

BUILD YOUR SNOWMOBILE GETAWAY

Enjoy the outdoors with 78+/- Acres on dead end Rd is great for the outdoor enthusiast. \$77,700

40 ac on Boonville Power woods, fields, Adirondack Views, driveway, well, 200amp svce. \$69,000.

27 ac near Boonville frontage on two roads, woods, fields \$42,000.

10 ac in Ava, private back road, mature meadows, Boonville Power \$33,000.

3 ac Boonville Power, meadows, views \$15,000.

20.17 ac Forestport, Nice level building lot. Easy snowmobile access. Privacy \$49,000

TOWN OF OHIO BARE LAND FOR YOUR NEXT CABIN OR HOME EASILY ACCESS THE SLED TRAILS.

Harvey Bridge Rd 10 Acres	\$21,900
Figert Rd - 10 Acres	\$21,900
Rt 8 - 20 Acres	\$28,900
Nellis Rd. - 105 Acres	\$84,900



SNOWMOBILE RANCH OR B&B \$130,000

In the heart of snow country on the trails. 7 bedroom, 3 bath, 2 living rooms. Kitchen with island and breakfast bar. Detach pole barn 30 X50. Just off State Rt 26



NEW PRICE \$57,500

Situated on 8+/- acres of land on 12D, this single wide has 3 bedrooms, 2 full baths, Detached 2 stall garage. Easy access to snowmobile trail. Boonville Power. A must see



FUN IN FORESTPORT

Get away from it all in your private oasis. 38 acres in Snowbird lake A-frame has kitchenette and half bath for convenience. Hunting, fishing, snowmobiling and 4 wheeling. Ready for year round fun. \$75,500.



PRE CIVIL WAR FEDERAL STYLE CENTER HALL COLONIAL

1st floor: kitchen, formal dining, living room w/fireplace, parlor & full Bath. 2nd floor: large central hallway, 4 beds & full bath. Gracing the front is a Limestone post, a wrought iron fence along with limestone sidewalks. New plumbing and electric. Boonville Power.



ENJOY THE COUNTRY \$162,000

Ready to move in this newer manufactured doublewide home. With many upgrades to enjoy. A large kitchen island with stainless steel appliances the Master suit has built in cabinets and garden tub, large sunken living room with stone fireplace. The detached garage is 40x60 and is heated with inexpensive Boonville power. 11+/- acres



CABIN IN THE WOODS \$68,900

Enjoy this year around cabin on a seasonal road. Rustic Style living room with open beams and custom stairway leading to large loft. Spacious Kitchen and full bath. Generated power and propane heat. 7.4 Acres



NEARLY NEW RANCH HOME ON JUST OVER 10 ACRES

Has 3 bedrooms and 2 full baths, full walk out basement. Stones throw from the Black River and on the Snowmobile trail. \$237,500.



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Vivian Okusko, Sales Assoc.
Kathy Iles, Sales Assoc.



COZY CABIN FOR YEAR ROUND ENJOYMENT
\$64,900

Enjoy the peace and quiet on Pine Lake in the Town of Forestport. Well built and maintained log cabin with hardwood floors and tongue and groove cathedral ceilings. Kayak and canoe on the lake, then get warm by the wood stove. Generator for power. Being sold furnished.



AT THE EDGE OF VILLAGE \$128,500

This home has been completely done over from top to bottom. Lovely oak kitchen with breakfast Bar and dining area, Dining room, living room and 1/2 bath with laundry down. 2-3 bedrooms up with full bath. Detached garage. Boonville Power near the snowmobile trail.



WHY RENT WHEN YOU CAN OWN! \$49,000

This village apartment/ commercial building have been very well maintained. Up features a two bedroom 1 bath apartment and the down features three large rooms with a half bath. Live in one rent the other or start that small business and rent out the up Great Value!



A GIFT FOR YOUR TAX RETURN

These financial times can be confusing. A good Investment that can be bought for a percentage of its value is real estate. If it has rental units, the tax advantages multiply and the rent cover mortgage and taxes, etc. Take a look at this 4 unit in nice condition. \$80s



WINTER WONDERLAND

Imagine White Lake all frozen and shining on a sunny winter day! Ski or snowmobile all day, then gather by the fireplace at night With loved ones. Lakefront cottage gives Pleasure all year . \$300s



ALL VILLAGE CONVENIENCES \$84,900

Move in, sit down and start enjoying life with all the conveniences of Boonville Village. Two bedrooms with a bath and a half. Private sun room. Super large garage having two stalls, and second level that is partially finished and heated.



SPACIOUS RANCH \$295,000

Two years old this custom built ranch has it all. Master suit with jet tub, hardwood floors, eat in kitchen and a great room with living and dining area. Guest and or in-law suite complete with living, dining and bath and bedroom. Two stall garage all on Boonville power and near the golf course. This is a must see.



ATTENTION HUNTERS \$219,900

Beautiful hunting land just outside the Village of Boonville. Room around on your ATV on the 310 acres and then store them in the pole barn. Three enclosed tree stands all ready erected. Nice stream flows through the property.



HOLIDAYS LIKE GRANDMA'S

Newly listed cozy 3 bdrm cape says Grandma From its clawfoot tub to its old fashioned kitchen Sink. The pantry, the extra bdrms down and the wood/Oil furnace give nice living space and economy. The back porch has room for rocking chairs and the Large garage is super. Boonville Village. \$60s



MOTHER NATURE CELEBRATES

Lovely rolling meadow. Clusters of trees. Superior views and a reasonable price. The horse lover, the hobby farmer, the winter sportsman and the buyer looking for privacy will like this lot. 27+/- acres. About 4 miles outside Boonville. Low \$40s

Happy Thanksgiving
From All Of Us At
Gentry Realty





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315-429-0300
www.vanbillingsrealestate.com.
Van Billings, Broker/Owner



Van Billings

AMAZING PRIVATE LOG HOME - STRATFORD - \$349,900

Amazingly private log home on 133 adirondack acres. Setting overlooks 4 1/2 acre lake stocked with trout. Spectacular grounds with trails throughout the woods. Fine trout stream on the property. Electricity from generator, garage, sawmill and total peace & quiet!



BUSINESS CLOSE TO HOME - WEST WINFIELD - \$149,900

Exceptional property with multi uses on over 4.1 acres. Great home on Route 20, 3 bedroom, 2.5 baths, sunroom, with all new interior. Home includes a one bedroom apartment for the In-laws or use as a rental unit. Home was former restaurant at one time and can be returned to a commercial establishment. Home offers optional Heating with 2 coal burning furnaces. Includes attached 3,240 sq. ft commercial building. Use your imagination, has multiple uses, live in the home and run your business next door.



KEYSER LAKE - MANHEIM - \$165,000

Older waterfront camp made new in 2005! Totally gutted and remodeled into a gorgeous lakefront Adirondack camp, privately set on a quiet cove, yet with access to the entire Keyser lake. Separate guest cottage for company. Boat, water ski, fish or swim. Road is seasonal access only, snowmobile trails nearby.



ADIRONDACK CAMP - STRATFORD - \$27,500

Log cabin camp set on 2.3 acres. Small lot but Deer, Grouse & Wild Turkey abound. Use of base camp for hunting state land or 4 wheeling, snowmobiling on local trails and roads. Not elegant, but very much an Adirondack Camp!



TWO FAMILY - LITTLE FALLS - \$34,000



1890 Colonial Revival home with many original features. Duplex with spacious 3 bedroom on one side, smaller 2 bedroom on the other side for income. Separate utilities. Needs some TLC & updating, but priced to sell.

SPACIOUS VILLAGE HOME - DOLGEVILLE - \$45,000

Spacious four bedroom home w/ many original



characteristics. Laundry room on 1st floor. Solid construction home w/some TLC needed, has many possibilities. Within walking distance to school and shopping. Barn has 2nd level. Needs new hot water

GREAT BUY - STRATFORD - \$79,900

Great 4 bedroom Cape set on 7.8 Adirondack Acres, adjacent to over 1400 acres of state land. Two garages totaling 3 stalls, large screened porch, wood stove, newer dual oil/kerosene furnace and metal roof. Stewart's Landing public access point for swimming and car-top boat launch on Lily Lake is just down the road. Boat to Canada Lake and West Lake. Road frontage on both side of the road. Great Buy!



WONDERFUL GETAWAY - SALISBURY - \$65,000



Wonderful small 1 bedroom camp set on 3 beautiful acres. Year round, close to snowmobile trails with an oversized garage to store all your toys.

LIKE NEW - DOLGEVILLE - \$69,900

Original stained glass windows, natural woodwork, new kitchen, bathrooms, flooring, plumbing, electrical and sheetrock are the many features that are included in this exceptionally renovated 3 bedroom, 1.5 bath village home. Near shopping and schools. Remodeled and ready for you to move in.



GREAT BUY - OPPENHEIM - \$35,000



Wonderful small 2 bedroom camp (single wide trailer) close to snowmobile trails and the Sprite Club. Electric, drilled well, septic and 1 stall garage. Beautiful setting on 2.3 acres surrounded by woods. Everything is in good condition, this is an exceptional property that can be used year round.

GORGEOUS SETTING - OPPENHEIM - \$189,900

Wonderful small farm set on 49.3 acres. Gorgeous setting with an excellent barn and outbuildings. 5 bedroom, 2 bath farmhouse with beautiful pastoral views. Two great hayfields, wood, and a fenced area for animals.



RUSTIC ADIRONDACK RANCH - EPHRAH - \$159,900

Rustic Adirondack Ranch set on a totally private lot. 3 bedrooms, 2 full baths, recently renovated, like new. Sq. Ft. includes finished space in basement. Heated two car garage, separated storage shed, wrap around deck and 2 year old roof. Wood and propane furnace. Free first years heat (wood for wood furnace) Also- Generator Hookup.



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WATERFRONT LUXURY HOME
100 HARBOR SHORE RD. REDUCED \$858,000

Luxury Townhouse on Oneida lake. MBR Suite, plus 3 bedrooms. Formal living and dining room. Elevator 1st to 3rd level. 2 car garage and boat dock. Upgrades through out. Call for details - Price Reduced: \$858,000



406 W. OAK ST. PRICE REDUCED \$319,000



"Outstanding" 4 bedroom, 3.5 bathroom Tri-level home on a great corner location with apx. 5100 SF. First floor family room, formal living and dining rooms, applianced Kitchen and breakfast room; Master Suite plus two additional bedrooms on 2nd floor, lower level has recreation room, finished guest quarters with full bath, plus basement and finished attic for storage.



6062 LOWER LAWRENCE ST. \$225,000

3 Bedroom Cape with Den - home has been renovated "like new". Tastefully decorated through-out. Upper Kitchen cabinets, breakfast nook, porcelain kitchen floors, hardwood through-out. Living room with fireplace, Rec room and office. B-Dry basement, attached garage. Well-landscaped lawn and gardens with stocked pond. View interior photos on line.

SOLD

7990 NORTHWOOD DR. \$149,900


Your Golden Opportunity. Waiting for the perfect location, the right price, the right style and space....Call us now for your private viewing of this recently redecorated, freshly repainted home. Master Bedroom suite, plus 3 bedrooms, formal living and dining rooms, family room, 2.5 baths, Finished basement rec room and open Kitchen with breakfast nook. Perimeter lot with lots of space for BBQ get togethers.. Priced to sell fast at \$149,900




1303 N. JAMES ST. \$122,900

Wonderful home located in one of Rome's most desirable areas. Close to Franklyn Park for recreation, 4 bedrooms, 2 baths, den, formal living and dining rooms, central air, gas heat, spacious yard and detached garage. Seller wants offer, will consider buyer concessions! Reduced to \$122,900

REDUCED




401 W. DOMINICK STREET, ROME \$129,500

Be your Own Boss! Picture your business relocated on this high visibility and high traffic corner lot with parking. The exposure will bring in new business in the doors thereby increasing your bottom line. Large open interior with two front offices and a reception area. Ideal location for a potential book store, beauty shop, dance studio, retail etc., Zoned C2 and affordably priced to sell \$153,900

219 E. WHITESBORO ST. \$64,900

"Imagine Flower Boxes on windows and think New York City brownstones." Row style Townhouse with 3-4 bedrooms, living and dining areas, 2 full baths and walk up attic for storage. Large Deck with yard that goes to River's edge. Priced to sell at \$69,000


REDUCED




7213 RIVER RD. \$45,000

Cape style home with enclosed porch entryway. Kitchen, formal dining room and living rooms, full bath, one bedroom down and two up. Home needs some TLC but would dress up nicely! Situated on 5 acres adjacent to Griffiss Park. Priced to sell quickly - \$45,000

PRICE REDUCED



29 DEVEREAUX ST. \$135,000

"Captive Clientel" for whatever business you choose (with proper zoning authorization) or relocate to this site. Formerly bank, has Mosler safe, depository, and drive-through, but could make an excellent Food drive through for all those busy office workers in area who need a place to run to for lunch, coffee, etc. Situated on 3 city lots so lots of potential here and priced right at \$150,000.00



421 PARK ST. \$47,000

Excellent starter home with lots of room. 3 bedrooms, formal living and dining rooms. Spacious lot for parking. Convenient to shopping and stores. \$48,000



423 PARK ST. \$48,000

Large starter home with 3 bedrooms, living and dining rooms. Exterior Porch, Convenient to shopping area. Priced to sell at \$47,000



503 N. WASHINGTON ST. \$119,000

Five units to earn extra income, each unit has kitchen, living room and bath, 1 bedroom each and one has 2 bedrooms. Plenty of private parking and located in a nice residential corner. \$119,900

MARK I REAL ESTATE

504 N. GEORGE ST., ROME, NY
 Mark T. Malorzo, Broker/GRI/CRB

337-6070 *Mark1@mark1realestate.com*
mark1realestate.com



Joe DiMaggio
 Broker/Owner - Ext. 230



Mark Malorzo
 Assoc. Broker - Ext. 222



9028 DRIFTWOOD DRIVE \$299,000

1001381 - Executive style home in a country location. 4 bedrooms and 3 full baths. Beautiful new hardwood floors. 25' x 14' family room. Updated kitchen 2008 with solid state countertops. Inground pool. 1.7 acre lot and 3 car garage! www.mark1realestate.com



701 ELM STREET \$41,900

1003342 - Starter home, 4 bedrooms, 2 bath, 1 car garage, needs some TLC. www.mark1realestate.com



509 S JAMES STREET \$87,000

1002445 - Updated home with a long time owner. Improvements are vinyl siding, newer windows, roof, and interior walls. 3 bedrooms with a master and another 2 full baths. Enclosed porch and fenced yard with an above ground pool. 2 car garage. www.mark1realestate.com



2803 ONEIDA ST. (UTICA) \$159,000

913412 - A very well maintained split level home with 3 bedrooms and 2-1/2 baths. Formal living room and dining room with refinished hardwood flooring. Beautiful deep lot. Central A/C. www.mark1realestate.com



7799 GIFFORD ROAD \$144,900

1003436 - Large ranch home on a large lot. 4 bedrooms and 2-1/2 baths. Many updates 2008 that include roof, siding, & replacement windows. Large family room with free standing fireplace. 2 car garage. www.mark1realestate.com



6623 WILLIAMS RD. \$139,900

1002044 - A unique and attractive Cape Cod home with 3 lots. Approx 1,700 sq feet includes 3 bedrooms, 1-1/2 baths, family room, and living room with fireplace. Oversized 2 car garage. Country living just outside the City. www.mark1realestate.com



906 DEWITT LANE \$66,500

1003634 - Very well maintained ranch home, 3 bedroom, 1 bath, updated interior. 1 car garage. www.mark1realestate.com



530 S JAY STREET (REDUCED!) \$105,000

913184 - Well maintained 3 bedroom ranch home with a beautiful lot. Living room with cobblestone fireplace. Charming country kitchen and dining area. 1 car garage. Full basement. www.mark1realestate.com



218 RIVERVIEW PKWY N. \$98,000

1002688 - This ranch will surprise you. Spacious rooms and great cedar closets in 3 bedrooms. Large kitchen. Full basement with finished family room and excellent storage. Hedged yard and oversized 1 car garage. www.mark1realestate.com



604 W. BLOOMFIELD STREET \$89,900

1003185 - A traditional 2 story home. 4 bedrooms and 2 full baths! A finished 5th bedroom in the attic. Spacious kitchen and a formal dining room. enclosed front porch and a covered rear patio. 2 car garage. Private lot. www.mark1realestate.com

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 All Your
 Buying &
 Selling Needs*

801 N JAY STREET SALE PENDING \$81,900

1003340 - An absolutely huge duplex with over 3600 sq ft. Four bedrooms, formal dining rooms, and 1-1/2 baths in each apartment. 3 car garage. Separate utility.



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Renting your home or apartment, need help?? Take the frustration out & call Scott Malorzo, rental manager to learn more about our program.



327 MCRAE STREET \$71,600

1002948 - 2 story home with 3 bedrooms and 1-1/2 baths. Living room w/hardwood floors. 1 car garage. Great double lot. Close to shopping. www.mark1realestate.com



419 HEALY AVE. \$69,900

1002523 - Large ranch with full basement, 4 bedrooms, spacious living room, eat-in kitchen. The home has great potential. Beautiful lot. 2 car garage. www.mark1realestate.com



9472 POINT ROCK ROAD \$59,900

1003657 - Great starter home minutes to Rome. Full basement, new roof. 1 acre lot. www.mark1realestate.com



360 TURIN STREET \$62,000

1003339 - Side by side duplex home with separate utilities. Brick exterior. 3 bedrooms in each apartment. Excellent income producer. www.mark1realestate.com



610 W. THOMAS ST. \$54,900

1003354 - 2 family home, 2 & 3 bedroom apts. with separate utilities, with extra lot. www.mark1realestate.com



117 N CRESCENT STREET \$54,900

1002558 - Very well maintained bungalow with a full basement. Gas forced air. Newer roof and vinyl siding. Nice yard. Low taxes. www.mark1realestate.com



Guillaume Realty

Brantingham - 348-4206 Floyd - 865-5257

PO Box 365, Brantingham, NY 13312
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KAYUTA RENTAL - 1 bdr. apartment, completely furnished & includes utilities. Available Sept. NO Pets, NO Smokers. Julie at 831-5007 - \$1,200 Per Month

1300 WOODBERRY DR., NORTH UTICA \$109,000



4 Bedroom, raised ranch situated on corner lot with mature shad trees. Rear deck leads to fenced yard, garage. Call for details. 348-4206

BARNEVELD \$259,000



SPACE - SPACE - 10 Room Home with 3.5 baths - all on 6 acres with barn that features 5 box stalls. Call for your showing.

TOWN OF LEE \$85,000



Sleepy Hollow Rd! This comfortable 2 bedroom, 1 bath ranch with full basement and attached garage features an eat-in kitchen plus formal dining room. Desirable 112x155 corner lot. Brand new on the market. May we show you?

BRANTINGHAM \$249,900
CUSTOM LOG HOME

Situated on a 1 acre, cedar wooded lot in downtown Brantingham! A bit of a contemporary design-this home features 3 bedrooms, 3 full baths, with granite vanities, 1st floor laundry area. 1st floor area is 1200 sq ft with second floor 650 sq ft master bedroom plus a 1000 sq ft finished basement space. There is a new gas furnace with Hepa air cleaner and built in humidifier. Hot tub, circular black top drive, 28x36 garage with full second floor. This is all close to the golf course, Brantingham Lake, cross country + downhill skiing, snowmobile trails-you name it + we have it! May we show you? Guillaume Realty 348-4206

BRANTINGHAM LAKE \$340,000

Available Now! 4 bedroom, 2 bath home with eat-in kitchen, living room with stone fireplace, spacious rooms with finished basement.



Wonderful view & afternoon sun. 180' waterfront with boat house, deck & dock. LARGE lot. Call for your appointment & Jim will be happy to show you.

KAYUTA LAKE \$250,000



Luxurious waterfront home, great waterfront. Master BR suite w/ whirlpool. \$379,000

R.A. Wilkes

Real Estate

23 Mexico St., Camden, N.Y. 13316

(315) 245-2263

"Your Country Connection"

Visit our web site: www.camdenny.com/wilkes

E-mail: rawilkes@dreamscape.com

24 WALL STREET, PANTHER LAKE \$59,900

Cute as can be!
Year Round Cottage w/ Lake Rights to Panther Lake! Offers a knotty pine kitchen w/ appliances, formal dining rm, 2 bdrms, full bath & cozy living rm w/ knotty pine cathedral ceilings & stonewall fl. fireplace. There's a front & back deck, storage shed & 100' of lake rights to Panther Lake! **Ask for Adv.#123**



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4 ELDEN STREET, CAMDEN \$59,900

Affordable Camden Village Home! Ideal for a single or couple that wants large rms but only needs 1 bdrm. There's an eat in kitchen w/ plenty of birch cabinets & appliances, dining rm, large living rm w/ pellet stove, sliding glass doors onto an open deck, full bath & main fl. laundry. You will love the large corner lot and att. garage for great storage & parking. **Ask for Adv.# 109. www.camdenny.com/wilkes**



2553 ECKEL ROAD, VIENNA \$179,900

Super Spacious 1,600. sq. ft. Ranch on 3 acres! Offers 3 bdrms, 2 baths, oak kitchen w/ plenty of cabinets, appliances & center island breakfast bar, lg living rm w/ fireplace, family rm & dining area. There's a poured concrete basement w/ high ceiling, laundry area, alternative wood furnace & plenty of space for a future rm. There's a back deck w/ views of the pool, det, storage shed & new 3 car garage! **Ask for Adv. #149 www.camdenny.com/wilkes**



9899 COAL HILL ROAD, TABERG \$169,900

Recreational Farm on 90+- Acres! Offers a pleasant 2 story farmhouse having 2-3 bdrms, full bath, lg family rm w/ great views from the open deck & picturesque pond. There's a 2 story Circa 1800's barn w/ walk out basement, 2 car garage & large treed yard. The acreage is mostly wooded w/ trails through the property for gathering firewood, hunting and hiking. **Ask for Adv.#114 www.camdenny.com/wilkes**



126 HILLSBORO ROAD, CAMDEN \$169,900

Privacy & Seclusion in this Spacious Camden Log Home! Offers 5-98 acres of mostly wooded land down a picturesque driveway. There's 3 bdrms, lg living rm, dining rm, kitchen w/ plenty of wood cabinets, rec. rm, studio & home office or potential for a 4th bedroom. For more living space there's a lg 1 bdrm apt. above the oversize garage. There's a beautifully landscaped yard, back yard pond along with a pole barn & garden house. **Ask for Adv.# 118**

PEEKY ROAD, REDFIELD \$134,900

Secluded Tughill Hunting Lodge on 140 Acres that sleeps Ten! Fish the scenic "Mill Stream" just out side of the lodge for great "Native Brook Trout"! Hike on the 140 acres of woods, several roads for great four wheeling, white tail deer hunting along w/ wild turkey too. Adj. to the Line Brook State Forest for additional 680 acres of hunting & privacy. This location offers some of the highest snowfalls in the northeast for an extended snowmobile season with easy access to the groomed trails. **Ask for Adv.#H28 www.camdenny.com/wilkes**



7 SCHOOL ROAD, REDFIELD \$77,000

7,200. Sq Ft. Two Story Brick Building, formerly the "Redfield Union School" now having 6 apartments, U.S. Post Office & former Town Clerks office area. Us your imagination...Price Reduced to Sell! Call for all the details! **Ask for Adv.#117 www.camdenny.com/wilkes**



3266 SHEEHAN ROAD, CAMDEN \$59,900

Adorable Getaway Cottage in the Woods! Live year round in this comfortable cottage or just use it on the weekends for recreational fun! Offers 2 bdrms, full bath, laundry hookups, eat in kitchen w/ new maple cabinets & knotty pine living rm w/ vaulted ceiling & woodstove. You will love the 3 season end. porch & 2 open decks for entertaining. Enjoy the privacy of the state land next door & the T.C. Riders Snowmobile trail just down the road. **Ask for Adv.#H34 www.camdenny.com/wilkes**



8847 PRESTON HILL ROAD, CAMDEN \$159,900

Camden Country Ranch on 3.1 acres! Located just S. of Camden, offering 3 bdrms, 2 baths, lg living rm & family rm on the main floor. There's an oak kitchen w/ plenty of cabinets, dining area & 1st flr laundry. You will love the 32' x 32' att. garage plus more storage in the full concrete bsmt. The lot is cleared & landscaped but a woody feel w/ great views from the 2 decks. **Ask for Adv.#160 www.camdenny.com/wilkes**

8 TERRACE DRIVE, CAMDEN \$139,900

Camden Village Ranch offers over 1,200. sq. ft. of living space on the main level plus a finished walk out basement for lots of extra rm! There's a living rm, 3 bdrms, 1 1/2 baths, oak custom kitchen w/ built-in appl. & dining area. The extra space in the bsmt level is a family rm w/ sliding glass drs, den, laundry area, utility rm & another bath. There's an att. garage, deck & screened-in porch on a nearly 3/4 acre lot. **Ask For Adv.#159 www.camdenny.com/wilkes**



59 SECOND STREET, CAMDEN \$94,900

Spacious & Charming "Camden Greek Revival"! Well cared for center hall "Greek Revival" w/ original features: ornate woodwork, wide plank flrs, plus many modern amenities including kitchen & baths! Offering lots of spacious rms for entertaining along w/ 4 bdrms & 1 1/2 baths. There's a picket fenced yard, carriage barn/garage & is centrally located in a great neighborhood. **Ask for Adv. #150 www.camdenny.com/wilkes**



44 MINER AVE, CAMDEN \$159,900

Circa 1860's Village "Painted Lady Italianate"! So many original features including: oak & maple floors, natural oak columns between rms, ornate tin kitchen ceiling, leaded glass windows, wrap around porch, cupola & unique center foyer w/ extra wide stairway. There are 3 bdrms plus 3 additional rms used as a "Teenage Dorm" & 2 nice baths. There's a det. 2 story carriage barn & paved drive too! **Ask for Adv. # 108 www.camdenny.com/wilkes**

R.A. Wilkes

Real Estate

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229 HARRY BRYANT ROAD, AMBOY \$159,900

Nearly New Contemporary Home on over 8 acres! Offers 3 levels of living including the family rm w/ woodstove in the bsmt, 3 bdms, which includes a lg master suite on the main level & 2 double entry baths. The oak kitchen, dining area & living rm w/ gas firepl. offers an open airy feel w/ vaulted ceilings. There's an att. garage, dog kennel fence & lg landscaped yard, lots of road frontage & a nice view of the back yard pond.
Ask for Adv. #161 www.camdenny.com/wilkes



130 DRIVE #16, CLEVELAND \$71,900

Year Round 2 bdrm Cottage w/ Oneida Lake Access! Well kept 2 bdrm w/ great access to the north shore of Oneida Lake! Just down the street from the "Rogers Park Association" for a convenient & reasonable place to dock your boat for the whole summer. Offers eat in kitchen w/ appliances, living rm, bath w/ shower & stackable laundry hookups. There's a spacious end. front porch, public water, plus det. garage w/ built-in covered patio. **Ask for Adv.#140 www.camdenny.com/wilkes**



47 WOLCOTT STREET, CAMDEN \$149,900

Immaculate Camden Village Ranch! Offers great living space w/ 3 bedrooms & 1 1/2 baths. There's a huge living rm w/ massive fireplace, formal dining rm, country kitchen w/ appliances, more living space in the walk out basement w/ family rm, loads of storage & laundry. **Ask for Adv.#112 www.camdenny.com/wilkes**



928 NORTH HILLSBORO ROAD, CAMDEN \$51,900

Camden Country Single Wide w/Large Garage for Great Storage! What a nice Starter or Retirement Home at an affordable price! This 1992 14' x 80' mobile home offers 3 bdms, 2 baths, new furnace, many new kitchen cabinets & appliances, 2 porches & a super size 30' x 30' garage plus a shed for all of your country toys! **Ask for Adv.#162 www.camdenny.com/wilkes**

91 KRIGBAUM DRIVE, KASOAG LAKE \$129,900

Kasoag Lake Waterfront Year Round Home! Offers 2 bdms, bath w/ shower, lg laundry/storage rm, dining area, living rm w/ fireplace & sliding gl. drs leading to the massive covered wrap around porch & beautiful views of Kasoag Lake. There's a nice det. insul. garage w/ additional carport, shed & dog kennel. Located on a "no thru traffic street" that's town maintained w/ approximately 450' of shoreline. **Ask for Adv.#154 www.camdenny.com/wilkes**



8066 DIXON ROAD, VIENNA \$86,900

Nicely set up Double Wide Mobile Home tucked back in the woods for Ultimate Privacy! Offers 3 bdms, 2 full baths, large living rm w/ fireplace, dining rm, kitchen w/ plenty of oak cabinets & appliances. There's a nice end. screened-in side porch, detached oversize pole barn plus outdoor wood boiler for an alternative heating source all situate on 1 partially wooded acre! **Ask for Adv. #148 www.camdenny.com/wilkes**

67 MAIN STREET, CAMDEN \$79,900

Main Street, Camden...Business Opportunity! The former "Williams Shoe Store" Building has lots of great history! Offers a main level vintage retail freshly painted storefront w/ double front doors, great display windows, full dry bsmt for extra storage & ample public parking. The 2nd level offers 2 occupied apts plus a mini efficiency on the main level in the back. **Ask for Adv.#157 www.camdenny.com/wilkes**



22 CHAS ROSA DRIVE, ORWELL \$29,900

A Little Cabin on 2+ Acres in an area called "Little America"! Offers a bdrm w/ half bath area, living rm open to a kitchenette w/ wood burning fireplace. There's a well, septic, power & several out buildings for storage. The 2+ acres are mostly wooded w/ a small clearing & frontage on two drives. **Ask for Adv.# 155 www.camdenny.com/wilkes**

80 MAIN STREET, CAMDEN \$84,900

Opportunity Is Knocking w/this Main Street Business Row Building in Great Condition! Offers a main level retail storefront w/ front & rear entrances, full dry basement for extra storage & ample public parking. There's a 2nd level spacious occupied 3 bdrm apt. for added income! **Ask for Adv.#130 www.camdenny.com/wilkes**



2833 N. OSCEOLA RD, OSCEOLA \$149,900

Private Chalet Home on 36.6 Mostly Wooded Acres! Offers 3 spacious bdms, 2 full baths, lg living rm & dining rm w/ sliding glass drs & hardwood flrs. The maple kitchen has plenty of cabinets, appliances & breakfast bar. There's a full poured bsmt w/ alternative wood boiler heating system, lg deck & spacious pole barn. There's no power worries w/ the 14kw propane automatic generator all set up. **Ask for Adv. #153 www.camdenny.com/wilkes**



277 MELLON ROAD, AMBOY \$62,900

Country Double Wide on 5.27 Mostly Wooded Acres! This nicely set up double wide offers three bedrooms & two full baths. There's a living room w/ wood burning fireplace, laundry/mud room, dining area & kitchen with plenty of oak cabinets & appliances. There's an open pressure treated deck, nicely landscaped yard and 3 great storage sheds! **Ask for Adv.# 107 www.camdenny.com/wilkes**



1415 COUNTRY ROUTE #17, PANTHER LAKE \$105,000

This Charming Waterfront Cottage offers 3 bdms and nice bath! There's a living rm, family rm with dry bar, new open deck, new dock & nicely fenced yard for kids and pets! **Ask for Adv.# 141 www.camdenny.com/wilkes**

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Fred Macchia, CCIM
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5869 MORRIS ROAD, MARCY

VERY WELL CARED FOR HOME. GREAT LOCATION, HARDWOOD UNDER CARPET, NEWER WINDOWS, ROOF, AND FURNACE, BASEMENT FAMILY ROOM AND NICE PRIVATE YARD. WHITESBORO SCHOOL DISTRICT. www.firstromerealty.com



1085 LOVERS LANE, CAMDEN \$595,000

BEAUTIFUL EXECUTIVE HOME WITH ALL THE AMENITIES ON 18 ACRES QUALITY BUILT WITH FOUR BEDROOMS, THREE FULL BATHS, AND ONE PARTIAL BATH. COMMERCIAL GRADE APPLIANCES, MASTER BEDROOM AND BATH SUITE WITH BALCONY, CENTRAL AIR AND VAC. BEAUTIFUL VIEWS OF THE COUNTRY SIDE, LOVELY LANDSCAPING AND PATIO, THREE STALL HEATED GARAGE, FULL CELLAR, GENERATOR, NINE ZONE HEATING, LOW TAXES, CLOSE TO SCHOOLS AND VILLAGE. THIS IS JUST A SHORT LIST OF ALL THIS HOME HAS TO OFFER. \$595,000 www.firstromerealty.com



606 N MADISON STREET \$149,000

A CLASSIC FOUR BEDROOM, TWO BATH COLONIAL HOME. NEWER LENOX GAS FURNACE, ROOF, KITCHEN, VINYL SIDING, OVERSIZE LIVING AND DINING ROOMS, COUNTRY KITCHEN, ATTIC COULD BE DEN, OFFICE OR BEDROOM, FIREPLACE IN THE LIVING ROOM, PATIO OUTBACK, AND TWO STALL GARAGE HAS A 2ND FLOOR FOR STORAGE, ETC. \$149,000 www.firstromerealty.com



7929 TURIN ROAD

A FOUR BEDROOM, TWO FULL BATH RANCH WITH ALMOST 2,000 SQ. FT. OF LIVING AREA DOES NOT COME ALONG TOO OFTEN. THIS SPACIOUS HOME HAS A NEW KITCHEN, DOORS, MOLDING, AND DRIVEWAY. THE BATHS ARE UPDATED, THE ENTRY FOYER IS BEAUTIFUL. THERE IS A SPIRAL STAIRCASE LEADING DOWN TO THE FAMILY ROOM. THIS PROPERTY ALSO HAS INSULATED WINDOWS, A DEEP PRIVATE LOT, TWO STALL GARAGE, AND A COUPLE OF OUTBUILDINGS FOR STORAGE. \$159,000 www.firstromerealty.com

4203 SENN ROAD HOBBY/HORSE FARM

36 GREAT ACRES TO TEND! COUNTRY FARM HOUSE WITH THREE BEDROOMS, GORGEOUS ENTRY HALL, SPACIOUS ROOMS - OVER 2000 SQ. FT., 1ST FLOOR LAUNDRY, THREE CAR GARAGE, VVS SCHOOL DISTRICT, CITY WATER. CALL TODAY \$175,000 www.firstromerealty.com



900 TURIN STREET \$115,000

VERY CHARMING, TOTALLY UPDATED THREE BED, TWO BATH HOME WITH MAPLE KITCHEN, LG LIVING ROOM WITH BAY WINDOW, FORMAL DINING, SUNROOM, REC ROOM, NATURAL WOODWORK, NEW FURNACE, BEAUTIFUL YARD AND A TWO STALL GARAGE. JUST DOWN THE ROAD FROM RFA STADIUM! MOVE RIGHT IN. \$115,000 www.firstromerealty.com



2002 HOLLY STREET \$159,000

LOVELY SPLIT LEVEL HOME IN EXCELLENT CONDITION. FOUR BEDROOMS, TWO FULL BATHS, FORMAL DINING ROOM, FAMILY ROOM, CENTRAL AIR CONDITIONING, DECK, AND INSULATED WINDOWS. OVER 2,000 SQ. FT. OF LIVING AREA AND A LARGE LOT. CALL FOR AN APPOINTMENT. \$159,000 www.firstromerealty.com



4327 WOOD CREEK ROAD

GREAT OPPORTUNITY TO PURCHASE A BANK REPOSSESSED EXECUTIVE HOME. APPROX. 10,000 SQ. FT. OF LIVING AREA INCLUDING FOUR BEDROOMS, THREE FULL AND TWO PARTIAL BATHS, GOURMET KITCHEN, BEAUTIFUL FOYER, INDOOR POOL, THREE STALL GARAGE, BORDERS WOOD CREEK, AND HAS 12 ZONE RADIANT HEAT. THE PROPERTY NEEDS SOME FINISH WORK, BUT IS READY TO LIVE IN. VVS SCHOOL DISTRICT. CALL TODAY TO SEE THIS BEAUTIFUL HOME. www.firstromerealty.com



8149 BUENA VISTA

THIS IS A GREAT RANCH HOME OFFERING THREE - FOUR BEDROOMS, FAMILY ROOM, SUNROOM, AND A GREAT LOCATION. BACKYARD HAS A DECK, ABOVE GROUND POOL, AND FENCING. THIS HOME OFFERS A NICE COUNTRY FEELING BUT IS CITY CLOSE. \$125,000 www.firstromerealty.com



8563 THOMAS ROAD \$104,500

EXCELLENT COUNTRY RANCH JUST OUTSIDE THE CITY. UPDATES INCLUDE A NEWER ROOF, SIDING, WINDOWS, AND SEPTIC. THE BATHROOM HAS A JACUZZI TUB. THE PROPERTY NEEDS SOME SMALL FINISH WORK LIKE MOLDING AND INTERIOR DOORS. THERE ARE FOUR BEDROOMS, 2 BATHS, LARGE LIVING ROOM, INSULATED GARAGE, AND A MUD ROOM. \$104,500 www.firstromerealty.com

911 CULVERTON ROAD

LOOKS LIKE A BUNGALOW BUT THIS THREE BEDROOM CAFE ACTUALLY HAS AN APPROX. LIVING AREA OF 1600 SQ. FT. IT ALSO HAS NICE SIZE ROOMS, A DEN, UPSTAIRS SITTING ROOM, FULL WALK IN CLOSETS, AND A LARGE THREE STALL GARAGE, AND A PATIO. \$59,500 www.firstromerealty.com



521 WILLIAMS STREET

THIS IS A GREAT STARTER HOME THAT YOU CAN JUST TURN THE KEY AND MOVE IN. THREE BEDROOMS, FORMAL DINING ROOM, SOME HARDWOODS, AND A NICE FRONT PORCH. ASKING \$65,900 www.firstromerealty.com



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7371 RIVER ROAD - COMMERCIAL \$275,000

MULTI-LEVEL RESTAURANT, FURNISHED AND EQUIPPED. TWO BARS, TWO DINING LEVELS, UPSTAIRS BANQUET, LIVING QUARTERS, GAS FIREPLACE, ENCLOSED PATIO, OUTSIDE BASEMENT ENTRY, NEWER PITCHED ROOF, TWO WALK-IN COOLERS, THREE PHASE ELECTRIC, GREAT VISIBILITY AND HIGH TRAFFIC FLOW. \$275,000
www.firstromerealty.com

304 N. MADISON, MULTI-FAMILY UNIT \$47,000

EACH APARTMENT HAS TWO BEDROOMS. THE UPPER APARTMENT WAS RECENTLY REMODELED AND VERY NICE. GREAT POTENTIAL FOR AN INVESTOR, OR OWNER TO PURCHASE TO LIVE IN ONE UNIT WHILE RENTING THE OTHER TO OFF SET THE MORTGAGE. AN EXCELLENT OPPORTUNITY AT \$47,000.
www.firstromerealty.com



217 N. GEORGE STREET \$139,000

GREAT CORNER LOCATION FOR A RETAIL BUSINESS. CURRENT HOME TO A GIFT BOUTIQUE. THERE IS AN UPSTAIRS APARTMENT. SAVE MONEY BY WORKING AND LIVING AT THE SAME LOCATION. \$139,000
www.firstromerealty.com



ELMER HILL ROAD TOWN OF LEE \$129,500

THIS PROPERTY IS A TWO STORY STONE BARN CONSISTING OF 15,000 SQ.FT. THE BARN IS NOW BEING USED FOR STORAGE, BUT CAN BE SO MUCH MORE. LOCATED ON 5.5 ACRES VERY CLOSE TO TURIN ROAD (RT. 26). CALL TODAY TO SEE THIS PROPERTY THAT HAS SO MUCH POTENTIAL. \$129,500
www.firstromerealty.com



505 N. JAMES STREET

GREAT LOCATION AND GREAT POTENTIAL IN THIS NEWLY REMODELED COMMERCIAL PROPERTY WITH 6,863 OF SQUARE FEET. OFFICE AND RETAIL SPACE ON FIRST FLOOR AND A THREE BEDROOM APARTMENT ON THE SECOND. 3 PHASE ELECTRIC, CARPET, FIBER CEMENT EXTERIOR. CALL FOR DETAILS.
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714 - 716 ERIE BLVD. \$139,000

TWO COMMERCIAL PROPERTIES FOR THE PRICE OF ONE. GREAT LOCATION, AMPLE PARKING, ZONED COMMERCIAL AND MULTI-FAMILY - SEPARATE HEAT AND METERS. A WONDERFUL OPPORTUNITY IN A HIGH TRAFFIC AREA.
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6387 - 6389 IRONWOOD DRIVE

WOODFIELD TOWNHOUSES

UNDER CONSTRUCTION: BEAUTIFUL TREED NEIGHBORHOOD,

LARGE ROOMS, OPEN FLOOR PLAN, CENTRAL AIR, GREAT ROOM WITH FRENCH DOORS TO PATIO, FULL BASEMENT, 2 OR 3 BEDROOMS, 2 FULL BATHS, 2 CAR GARAGE, UNDERGROUND UTILITIES, TOP OF THE LINE CONSTRUCTION. STARTING AT \$159,000
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CAPRON ROAD LOTS

5.5 ACRE LOT - \$29,900 • 2.5 ACRE LOT - \$19,500

BEAUTIFUL LEVEL SITE SURROUNDED BY WOODS. GREAT COUNTRY SETTING WITHIN ROME SCHOOL DISTRICT AND LEE TAXES.
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801 CYPRESS STREET • ROSE CYPRESS COMPLEX

PROPERTY IS FULLY OCCUPIED. GREAT RENTAL INCOME. 10 ACRES. HOSPITAL QUALITY COMMERCIAL BUILDING (61000 SQFT) PLUS 3 SINGLE FAMILY RENTALS AT EDGE OF COMPLEX. 2ND STORY CAPABILITY, FINISHED BASEMENT. HIGH TRAFFIC AREA.
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DELTA LAKE ESTATES BUILDING LOTS - EMERALD CIRCLE

DELTA LAKE SUB-DIVISION. LARGE LOTS. GORGEOUS EXECUTIVE HOMES. UNDERGROUND UTILITIES, LOW TAXES, ONE BLOCK FROM DELTA LAKE. LOTS AS LARGE AS TEN ACRES AVAILABLE. CALL FOR MAP AND MORE INFORMATION. OWNER FINANCING AVAILABLE.
www.firstromerealty.com



BECK'S GROVE, 4286 OSWEGO ROAD \$300,000

THE POTENTIAL FOR THIS WELL CARED FOR COMMERCIAL PROPERTY IS UNLIMITED. CURRENTLY USED AS A RESTAURANT/ BANQUET/CLAMBAKE FACILITY IT COULD ALSO BE REALIZED AS A DREAM COME TRUE FOR A NON-PROFIT OR PRIVATE GROUP OR CLUB. TWENTY BEAUTIFUL ACRES FOR RECREATION AND POTENTIAL CABIN SITES. IN THE COUNTRY BUT SUPPLIED WITH PUBLIC WATER. ALL EQUIPMENT INCLUDED ALONG WITH A FULL LINE OF HOLIDAY DECORATIONS THAT HAVE DRAWN VISITORS FOR MANY SEASONS. THIS PROPERTY IS A CENTRAL NY LANDMARK AND ENJOYED BY THOUSANDS OVER THE YEARS. PLEASE CALL FOR MORE INFORMATION. \$300,000
www.firstromerealty.com



112 E. THOMAS STREET

OPPORTUNITY, OPPORTUNITY, OPPORTUNITY. THIS THREE STORY BRICK BUILDING IS ZONED C-2 WITH 27,000 SQ. FT. OF RENTABLE SPACE ON A 1.4 ACRE CITY LOT. HERE IS A GREAT OPPORTUNITY FOR AN INVESTOR WITH FORESIGHT. CALL TODAY FOR MORE INFORMATION
www.firstromerealty.com

Preparing For Cold And Stormy Weather

(NAPSI)-After a rough winter like last year's with its below-normal temperatures and record-breaking storms, many homeowners are taking a new look at shortcomings in their heating systems and possible solutions.

Sometimes the solution for chilly spots in your home is not a complete new system but adding supplemental heating.

At least 64 percent of homeowners agree they have at least one hot or cold spot making parts of their homes uncomfortable during certain times of the year.

INVERTER-driven split-ductless and split-ducted products can be a great solution. Mitsubishi Electric Cooling and Heating Solutions, a leader in providing eco-comfort systems, offers a variety of

ways to alleviate hot and cold spots.

With the company's M-Series systems, homeowners have solutions for heat pump and cooling-only applications that accommodate single- or multi-zone installations requiring energy-efficient solutions and personalized comfort. All Mitsubishi Electric systems use environmentally friendly R410A refrigerant, and many systems feature an INVERTER-driven compressor to use energy more effectively.

The M-Series features enhanced indoor and outdoor units designed for maximum energy efficiency and limited or no ductwork.

Installing the new M-Series in the home can help homeowners save up to 40 percent on air-conditioning usage when com-

pared to standard or conventional systems.

Several of the M-Series systems are ENERGY STAR-rated to help homeowners earn residential tax credits.

The American Recovery and Reinvestment Act (also known as the Stimulus Bill) is set to expire in December 2010 but homeowners may qualify for state and local residential tax credits after that. These vary depending on your location.

For details on the federal credits which can range up to \$1,500, visit www.mehvac.com/taxcredit. To find out about state and local tax credits, visit www.dsireusa.org.

For more information about Mitsubishi Electric products, visit www.mitsubishicomfort.com

Is Your Home's Roof Ready For The Harsh Weather Ahead?

(NAPSI)-When it comes to protecting the value of your home and what's in it, think two words: your roof.

Your home's roof is its first line of defense against rain, snow, cold air and harsh weather in general. And so if you're smart, experts say, you'll want to check what kind of shape yours is in twice a year.

That means being on the look-out for missing shingles or deteriorated flashing (the metal that seals bends and joints on skylights, chimneys, etc.). More than 90 percent of roof damage occurs in these two areas, and catching it early can be key to preventing bigger problems.

Here are more hints that can help:

Knowing When To Inspect

Check your roof every spring after severe weather and every winter before the worst weather sets in.

What To Look For

- Examine the roof edge for damage from wind, rain or ice dams. The dams occur when water freezes and backs up under the roofing system.

- Inspect for signs of mold, algae and mildew, such as dark spots and discolored shingles. Inadequate or faulty shingle underlayment can be behind this.

- Look for blistering or peeling paint due to poor attic ventilation.

Roof Maintenance

Leaves, sticks and other debris can cause water to back up and flow under a roof, so clean out your gutters and roof drains regularly. Also, check that all gutters are securely fastened to the house and that downspouts are pointing away from your home.

What To Do If You Spot Damage

If your inspection reveals roof damage, work with professional roof contractors who are bonded, insured and use quality materials. They can help you prolong the life of your roof and keep you from having to spend money on costly future repairs.

A free service that helps homeowners find a qualified roofing contractor is available from North America's largest roofing manufacturer, GAF Materials Corporation. Call (888) LEAK-SOS or visit www.gaf.com.

Newer Appliances Can Offer Energy Savings

(NAPSI)-There's good news for those looking for ways to cut energy spending around the home. Experts say replacing older home appliances is the most practical and effective step a homeowner can take to reduce energy consumption.

For example, replacing an eight-year-old refrigerator, dishwasher and clothes washer with new appliances of average efficiency will save consumers about \$95.00 per year in energy bills. In most cases, the savings over the life of the appliance will more than pay for the cost of the new appliance.

Cleaning Up On Savings

Replacing an eight-year-old clothes washer will save more than \$60.00 in electricity costs and nearly 5,000 gallons of water per year. Additional energy can be saved through the following tips:

- Take advantage of your dishwasher's "eco" option that reduces water use, or use a no-heat air dry feature.

- Use load-size settings. If you are washing a small load of clothing, be sure to change the load setting. Use cold water settings whenever possible.

- Always clean the lint filter on the clothes dryer after each use. A clogged filter can reduce dryer performance.

A Cooler Way To Save

Energy consumption in refrigerators continued to decline in 2009 with new refrigerators using an average of 450 kWh per year, over 50 percent less than units made in 1990. These easy tips will help you save more money:

- Allow hot foods to cool before placing them in the refrigerator, and always cover

foods that may release moisture in the refrigerator.

- Limit opening the refrigerator and freezer doors. Label foods or use clear food storage bags to easily identify foods.

If you are looking to purchase a new appliance, consider an ENERGY STAR model. Look for the ENERGY STAR label to identify energy-efficient products that will help you save on your energy bills without sacrificing the quality of the product. These appliances will help save 10-20 percent more energy than a non-ENERGY STAR model. Visit the ENERGY STAR website to find rebates or special offers available in your area. You may also find recycling incentives for the proper disposal of old products.

For more information on energy savings, visit www.aham.org/consumer.



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554 IRONDALE ROAD \$159,900

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1.5 MILES TO TOWN



661 MILITARY ROAD \$55,000

2089 - Town of Salisbury, updated small farmhouse on ¾ acre. Has drilled well, updated septic, neat & clean interior with 3 bedrooms, and new kitchen & bath. Great starter home- Open to offers! Motivated seller.

99 FURNACE STREET \$45,000



2087 - Lots of Potential for large one or two family home. Large lot on quiet side street. Some updates, plenty of parking, and small storage barn in back. 4 + bedrooms, w/ 2 full baths, paved driveway.

Large one or two family

36 PETRIE STREET \$85,000



2093 - Large 2 family home in good condition. Hardwood floors and natural wood work throughout. Full walk-up attic and basement, 40'x120' lot, close to school, 5 bedrooms, detached garage, great family home!

LITTLE FALLS


VILLAGE VICTORIAN



18 LAMBERSON STREET \$62,500

2095 - Classy Victorian style home on cozy village lot with fenced yard. nice floor plan, large family room with fireplace, hardwood floors throughout, appliances included, large carriage house/garage also.

SALISBURY



2551 STATE RTE. 29,

2061 - 3 bedroom, 2 bath double wide home on large lot in the country. Easy access to town, has updated metal roof, new septic, drilled well. Great location, nice set back from Road.

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5881 HIGH ST. CONSTABLEVILLE PRICED RIGHT \$83,000

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