

Updates and Improvements

2013:

Reverse Osmosis System for water 1439.00
Mendota Fireplace Insert 5015.00

2016:

Bertazzoni Gas Stove 2267.00

2018:

Roof and Gutter system 10756.00
Central Air 2977
New Outlets/Thermostat 450

2019:

New 200 Amp Electric Service 1200.00
Ring Doorbell Installed 165.00

2020:

Repainted entire outside of house 6150.00
4 New outdoor light fixtures 450.00
New Kitchen Sink 257.00
New Kitchen Faucets 241.00
New Refrigerator 850.00

2021:

Batbusters Animal Control Bat Proofing 1200.00

2022:

Midstate Basement Waterproofing 3468.00
Bathroom Ceiling Fan Exhaust 286.00
B + C Electrical Update Wiring 2nd floor 423.00

Misc-

New Bathroom Sink and Toilet
2013 all walls, floor, molding freshly painted with old century paints
Every year Jeff's Heating and Colling Furnace Maintenance 162.00



This is a very nice neighborhood...and this is why we loved living here....

THE SOUTHSIDE HAS BEEN MY HOME FOR ALMOST MY ENTIRE LIFE. IT HAS BEEN A WONDERFUL NEIGHBORHOOD TO GROW UP IN, TO RAISE A FAMILY, TO LIVE & RUN A HOME BUSINESS. THE AREA IS QUIET, PLEASANT AND BEAUTIFUL THROUGH THE SEASONS BUT YET JUST A HOP AND A SKIP FROM THE DOWNTOWN AREA. THE NEIGHBORS ARE THE BEST!



We remember the reason we were attracted to this home when we buyers:

I LOVE HISTORIC HOMES AND THIS HOME NEEDED SOMEONE TO COME IN AND LOVE IT AND BRING IT BACK TO PAST GLORY. PLUS IT WAS A GREAT LOCATION TO MOVE MY TAILORING BUSINESS FROM MARKET ST TO THE SOUTHSIDE HILL.

We know the wonderful things about this neighborhood that may be of interest to you:

QUIET
CLOSE TO TOWN
GREAT LOCATION FOR LONG WALKS
GREAT NEIGHBORS
A WONDERFUL SMALL TOWN FEEL

What we will miss:

THIS GRAND LITTLE HOUSE OR SHOULD SAY COTTAGE. IT IS ONE OF THE SMALLER HOUSES ON THE HILL BUT ONE OF THE LARGEST GEMS HERE. A ONE OF A KIND IN THE HISTORIC POOL

A few things we would like you to know:

THE NEXT OWNER NEEDS TO LOVE HER AS MUCH AS I HAVE... THIS HOME HAS BEEN A BLESSING!



Utilities:	BUDGET Gas	BUDGET Elec	EA. MONTH EMPIRE BUSINESS PHONE BUSINESS/INTERNET Cable	EA. MONTH C.N.B. APPLIANCE Rentals
Jan	130.00	72.93	98.35	76.27
Feb				WATER SYSTEM 35.58
Mar				WATER SYSTEM 16.20
Apr				WATER HEATER 24.49
May				
June				
July				
Aug				
Sept				
Oct				
Nov				
Dec				

Other Services:

Cable —

Garbage Removal

CITY BLUE BAGS

Recycle —

Snow Removal —

Lawn Care 30.00/WEEK

1/4 SEASON - SEE SHEET IN RING BINDER

WATER BILL 90.25 EVERY 3 MONTHS



The property at 3 West Sixth Street, Corning NY

does

does not have rental units

If so the rental units are:

Appliance	Fee per month
Water softener	16.20
Water system under kitchen sink	25.58
Water heater	24.49

Seller  DATE _____