

**MLS#:** S282389      **Single Family Residential**      **Active**  
**#31 Sherman Cir**      **Area#:** #304889  
**County:** #Oneida      **Zip:** #13501      **VR Pricing:** N      **List Price:** \$995,000  
**Town:** #New Hartford      **Nrst Cross Str:** Sherman Drive      **Low List Price:**  
**Village:**      **Subdivision:**      **Acres:** 3.00  
**TxMap#:** #304889-341-005-0001-035-000-0000      **Neighborhood:**      **Lot Frontage:** 453  
**School District:** New Hartford      **Lot Depth:** 453  
**High School:** New Hartford      **Square Feet:** #10,650      **Lot Shape:**  
**Middle School:** Perry JH      **Year Built:** #1900      **Lot #:**  
**Elementary School:**      **Year Built Desc:** Existing      **#Attach:**      **#Photo:** 21



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**Listing Office Information**

**Name:** Select Sotheby's International Realty / **LA Name/ID:** Michael DeRosa/ DEROSAMI      **LA 2 Name/ID:** FRANKLIN, MICHAEL/FRANKLMI  
**Ofc Ph/Fax:** 518-580-8500 / 518-580-8511      **LA Email:** [michaelderosa@verizon.net](mailto:michaelderosa@verizon.net)      **LA 2 Email:** [MIKE@FRANKLINIP.COM](mailto:MIKE@FRANKLINIP.COM)  
**Address:** 270 Broadway      **LA Cell / Fax:** 315-406-7355 / F: 518-580-8511      **LA 2 Cell / Fax:** 315-876-2262 / F: 518-580-8511  
     Saratoga Springs, NY      **LA Direct / Ext:** 518-580-8500      **LA 2 Direct / Ext:** 518-580-8500  
**Owner Information:**      **LA Voice Mail:**      **Compensation (Sub Agent):** 0  
**Name:** # Robert # Donnelly      **Negotiation With:** Listing Broker Only      **Compensation (Buyer's Agent):** 2.5%  
**Owner 2:**      **Exclusions:**      **Compensation (Broker's Agent):** 2.5%  
**Address:** 31 Sherman Circle      **Listing Type:** ER      **List Date:** 11/14/12      **Expiration Date:** 11/14/13  
     #Utica NY# 13501      **Service Type:**  
**Showing Appt#/Desc:** 315-876-2262 Agent      **Syracuse Sub Board:** Syracuse      **DOM:**  
**Showing/Appt Instructions:** Call List Agent for Showing Instructions      **Special Conditions Apply, Call Listing Broker:** N  
**Virtual Tour Link:** <http://www.ShermanCastle.com>  
**Private Remarks:**

**General Information**

<b>Style of Residence:</b>	<b>Full Baths:</b> 7	<b>Total Bdrms:</b> 9	<b>Beds</b>	<b>Full</b>	<b>Half</b>
Historic, 2 Story	<b>Half Baths:</b> 3	<b>#Total Rooms:</b> 0	<b>1st Floor</b>	0	0
<b>Built By/Model:</b>	<b># Stories:</b> #2.50	<b>Total Baths:</b> 7.3	<b>2nd Floor</b>	6	4
<b>Exterior Constr:</b> Stone		<b># Beds/Septic:</b>	<b>3rd Floor</b>	3	2
<b>Driveway Desc:</b> Blacktop, Circular			<b>Basement</b>	0	1
<b>Garage (# of Spaces)/Desc:</b> 0.00			<b>Total</b>	<b>9</b>	<b>7</b>
<b>Lot Information:</b> Other - See Remarks					
<b>Attic Desc:</b> Full, Finished, Stair Access	<b>Foundation Desc:</b> Stone				
<b>Basemnt Desc:</b> Full, Finished, Walkout					
<b>On Waterfront:</b> No <b>Descr:</b>	<b>Name:</b>	<b>Footage:</b>	<b>Island:</b> NA	<b>Riparian Rights:</b> No	

**Public Remarks:**  
 On August 27th 1928, the Utica Observer Dispatch reports: Start Work on \$200,000 Mansion for Lee Jeffreys, Millionaire Artist. The history of architecture is enriched with extraordinary designs from its commencement. These masterpieces of construction are still a reason of astound for the world. Magnificent Stone Mansion on 3 acres in exclusive estate area. Rich in architectural details. 3 Floors with 20 rooms including 8 Bedrooms, 7 Full Baths, 7 Fireplaces, Master Suite, Library, Green House, Gourmet Kitchen. Recently renovated and upgraded with luxurious amenities.

**Directions to Property:**

**Interior and Exterior Features**

<b>Room:</b>	<b>Flr:</b>	<b>Dim:</b>	<b>Room:</b>	<b>Flr:</b>	<b>Dim:</b>	<b>Room:</b>	<b>Flr:</b>	<b>Dim:</b>	<b>Total # of Fireplaces:</b> 6	<b># of Artificial FP:</b> 0
<b>Dining Room:</b>			<b>Other:</b>			<b>1st Bedroom:</b>				<b># of Freestanding FP:</b> 0
<b>Family Room:</b>			<b>Other2:</b>			<b>2nd Bedroom:</b>				<b># of Gas FP:</b> 0
<b>Kltchen:</b>			<b>Other3:</b>			<b>3rd Bedroom:</b>				<b># of Pellet FP:</b> 0
<b>Living Room:</b>			<b>Other4:</b>			<b>4th Bedroom:</b>				<b># of Woodburning FP:</b> 6
						<b>5th Bedroom:</b>				<b># of Woodstove FP:</b> 0
						<b>6th Bedroom:</b>				<b># of Not Rep to Code FP:</b> 0

**Interior & Exterior Features**

**Additional Rooms:**

Other - See Remarks

**Additional Interior Features:**

Other - See Remarks

**Kitchen/Dining Desc:**

Other - See Remarks

**Additional Exterior Features:**

Other - See Remarks

**Kitchen Equipment/Appliances Included:**

Negotiable

**Accessibility:**

**Floor Description:**

Hardwood-Some, Marble-Some, Tile-Some

**Utilities Information**

**HVAC Type:**

Hot Water, Steam, Baseboard

**Sewer Description:** Sewer Connected

**Water Resources:** Public Connected

**Heating Fuel Description:**

Gas

**Energy Star Qualified:**

**Water Heater Fuel:** Gas

**Emergency Backup System:**

**Financial Information**

**Possible Financing:**

Other - See Remarks

**Type of Sale:**

Normal

**1st Mortgage Balance:** 0

**2nd Mortgage Balance:** 0

**Escrow Agent/Bank:** Select Sotheby's International / NBT

**HOA Payment Description:** None

**HOA Amenities:**

**Equity:**

**Tax Information:**

**Assessed Value:** \$675,000

**Annual Special Assessment:** \$0

**HOA Fee:**

**Town/County Tax:** \$5,300

**City/Village Tax:** \$0

**School Tax:** \$9,600

**Total Taxes:** \$14,900

**Lot Rent:**

**Display & Occupancy Information**

**Possession:** Immediate, At Closing

**Internet:** Y **Internet Street Address:** Y

**Lockbox Serial #:**

**IDX:** Y **AVM:** N **Blog:** N

**Pending & Comp Information**

**Selling Agent Name/ID:**

**Selling Agent2 Name/ID:**

**Selling Office Name:**

**Original List Price:**

\$995,000

**Sale Price:**

**Seller Concessions:**

**Terms of Sale:**

**Contract Date:**

**Closed Date:**

**Reported Date:**