



**EAGLE
RIVER**
REALTY LLC

www.eagleriver-realty.com

6512 Wes Road,
Hamilton NY 13346

315-824-8989



Nice country setting. Many new improvements: new windows, kitchen cabinets, furnace, water heater, concrete slab with tie downs and insulated skirting.

Updated 200 amp breakers. Features 2 bedrooms an office or 3rd. bedroom, full bath laundry area and mud room. Enjoy the view from the front deck. Separate storage shed. Morrisville-Eaton Central School.**\$45,000**



FEATURED HOME
Cape Cod Log home with an open floor plan sitting on .82 ac +/- and supplied with inexpensive municipal electric. This home has three bedrooms and one full bath, a master suite

with jacuzzi, well balanced combo of natural wood and sheet rock. Outdoors you can enjoy one of two covered porches, a large back yard, 2 car garage, small barn and a great location, near Golf Course and just out of town yet in the country. Sherburne-Earlville Central School.

..... **\$169,900**



Home with a LARGE additional lot attached. A very well maintained Cape Cod, 3 bedroom, 2 bath home with a large laundry room on 1st floor. All newly painted through out, with central air

conditioning in place. All new appliances in kitchen. There is also an invisible doggie fence all set up. Sliding glass doors off the kitchen will lead to you to the deck out back to a large back yard. An 11x14 storage shed will hold your garden tools and riding toys. Hamilton Central School.**\$179,000**



Exceptional newer home ready for move-in. It boasts a very quiet natural setting well off the secondary road on 4 acres +/- . Large deck - front & back, great for grilling and entertaining. Granite countertops in kitchen and hardwood floors throughout. A mammoth master bedroom suite with large master bathroom. Full finished basement. 36 x 48 detached 6 car garage / workshop with electric door openers. Also includes 32 x 40 open ended barn, plenty of room for animals or self storage. Sherburne Earlville schools..... **\$229,000**

baths. All new carpet, tile and hardwood floors throughout. A mammoth master bedroom suite with large master bathroom. Full finished basement. 36 x 48 detached 6 car garage / workshop with electric door openers. Also includes 32 x 40 open ended barn, plenty of room for animals or self storage. Sherburne Earlville schools..... **\$229,000**



Lake Moraine waterfront home. This newly-renovated 2 bedroom 1.5 bath property boasts 68 feet of waterfront and offers fantastic lake views. The home

features a sunken hot-tub, and a brick fireplace. Cherry moldings, doors and staircase complete the picture. Fully wheelchair accessible. Hamilton Central Schools. Priced to sell at..... **\$299,000**



8 Acres +/- with an option of a scenic or a private setting, to build your dream home on, or simply keep it for recreation. A driveway is built for easy access to your

“LAND” Some of the property is wooded adding a bonus for nature lovers and the outdoors man. Stone walls mark the back boundaries of the property. A must see piece of property at an affordable price. Morrisville-Eaton Central School..... **\$29,000**



4 ac+- building lot with great views of the surrounding hills and valleys. Located only a

mile from Morrisville College. Easy drive to Cazenovia and Hamilton. Owned by a licensed real estate broker. Morrisville-Eaton school district..... **\$29,900**