



Beautiful Family Home Near Golf Course.....

located on Route 80, North of Cooperstown, N.Y. Kitchen, Laundry, Dining Room, Den/Office, Sewing Room, 4 Bedrooms, 2 Barns, Great Location with Bed & Breakfast Possibilities. 518-993-4393 or 518-668-5115.

ASHLEY CONNOR REALTY
 Patricia Ashley Licensed Real Estate Broker
 175 Main Street, Cooperstown, NY • 547-4045
 Darby Connor Licensed Real Estate Broker



FEATURED IN LANDMARKS OF OTSEGO COUNTY

This dear Carpenter's Gothic cottage is sited on 10+ acres on a back road not far from town. The first floor offers a magnificent view window dining room, new kitchen, full bath and laundry. There is a wonderful Victorian staircase leading to the upstairs bedrooms and baths. There is an artist's studio built to match the house, and garage, and small barn. The property is very nicely landscaped with mature maples and perennial gardens.

Exclusive \$195,000



THE HOLLIDAY FARM

Not far from the village, this well known landmark property sits on 60+ acres with lovely views of Red Creek Valley. Built in the 1840's and added to in the 1890's, this home offers a kitchen addition in the rear or a party area, a den, dining room, & two parlors downstairs. Upstairs are four bedrooms, a large hallway space & a trunk room. There is a full bath. The charming Victorian porches add to the curb appeal of this very interesting property. The grounds are a gardener's delight and there are wonderful flower beds and plantings. The back yard leads to the two story barn sitting at the edge of open fields. There are several vine covered out-buildings.

Exclusive \$275,000

For Appointment:
 Paul Ashley, Broker 286-5395 Nancy N. Hall, Associate Broker 547-8838
 Darby Connor, Broker 293-6996 Donna M. Thomson, Sales Agent 547-3923

Pat Ryan Real Estate
 "Excellence in Real Estate Marketing"

Rent or Buy ... Cooperstown Village 2-3 BR home, newly remodeled, new cherry kitchen, dishwasher, refrigerator, washer-dryer, detached garage, great privacy in backyard for gardening and flowers. \$1000/month plus utilities, security and references required. Will consider long term lease. Available immediately. Sell @ \$129,500. Broker/Owner

Rent or Buy ... 3 miles from Cooperstown ... 3 BR home, 2 baths ... Country Kitchen, Dining ... Brick Fireplace. Open stairway ... \$1,000/month plus utilities. Security and references required. Will consider long term lease available immediately. Sell @ \$129,500. Broker/Owner

415 North Street
 Hartwick, NY 13318
 Phone: 607-547-5000
 or 293-8121

DON OLIN REALTY

ACREAGE - 170 A. more or less in Springfield area - home site with electric and telephone to property - small barn/garage - wooded and open - great views

Call For Details

COOPERSTOWN - Two family house in good condition - downstairs apt. has 2 bedrooms, full bath, kitchen, dining room, family room - upstairs apartment has one bedroom, kitchen, full bath, living room, close to schools. Asking ... \$110,000.

COOPERSTOWN SCHOOLS - NEW CONSTRUCTION - 2-3 bedrooms - great room with vaulted ceiling - large kitchen with breakfast area - 2 baths, laundry room, dining area - attached garage - deck - close to village \$155,000.

COOPERSTOWN SCHOOLS - Excellent country farmhouse with 1.78 acres - 4 bedrooms - 2 full baths - formal living room & dining room - den - wood-stove - large carriage barn - eat-in size kitchen - only 2 miles to village. Must See

Don Olin REALTY
 43 Pioneer Street, Cooperstown, New York 13326
 Business Phone: 607-547-5622 • Fax 607-547-5653

Real Estate

MATTHEWSON HOUSE

In the 1790's several families migrated to the new Otsego County and bought land from William Cooper. They all built substantial center chimney houses very much like the houses they had left behind. These pioneer houses, in the old Georgian style, were all built within a three mile radius in the Town of Hartwick. The Matthewson House is one of the best of these rare survivors of an earlier time. With three fireplaces, sheathed rooms, a steep staircase, a huge beehive oven, old doors and hardware, all in a quiet and beautiful setting at the end of a dirt road, this is the antiquarian's dream come true! (Cooperstown Schools) Exclusively offered at \$148,000

LEATHERSTOCKING REALTY
 Middlefield, NY 13450
 Jean and Rod Johnson, Brokers
 607-547-9595

Interested In Buying Property?

CALL **JOHN MITCHELL REAL ESTATE**
 A Buyer's Broker
607-547-8551

John Mitchell
 - NYS Licensed Broker - SC Licensed Broker
 87 Chestnut Street Cooperstown

Historical McKim House

OTSEGO REPUBLICAN - SEPTEMBER 18, 1895
 "Dr. C.F. Campbell has sold to Dr. Robert McKim a banker of Brooklyn, a lot of land 400 feet on Lake Street and extending to the woods west."

OTSEGO REPUBLICAN - APRIL 15, 1894
 "McKim, house will be located in a slightly (sic) eminence overlooking the lake and the scenery around it. The house will occupy a frontage of 70 feet and the outside will be covered with California redwood shingles and will be a novelty in architectural design."

OTSEGO COUNTY ATLAS
 "Frame house, Westridge," by R. V. McKim, with frame stable and observatory up the hill."

A COUNTRY HOUSE AT COOPERSTOWN:
 "I would say that the McKim house is one of the best examples I have seen, and I have seen a lot, of the Shingle style country houses. It is beautiful, I just hope it is saved and preserved, it should be treasured. It is a very fine specimen of late 19th century country houses." Except of a letter to the New York State Historical Association from Richard G. Wilson, Professor of Architecture, Iowa State University, October 12, 1972.

THE MCKIM HOUSE ... AUTUMN 1997
 Acres: 3.88 • Main House: 6 Bedrooms, 4 Bathrooms, 4 Fireplaces, 1 Outdoor Porch, 1 Enclosed Porch with Hot Tub, 1 20x40 Pool, 1 Living Room, 1 Dining Room, 1 Kitchen, 1 Den/Library, Full Basement with Bathroom, Heat: Oil Hot Water, Electric: Separate Entrance to law Apartment: 3 rooms plus Bath, Fireplace, and Enclosed Porch, Heat: Oil Hot Air (Sunroom, Electric: Separate Entrance, Old Servants' Quarters: 1 Bedroom, 1 Bathroom, 1 Large Room containing Kitchen, Dining, and Living Room. A rare opportunity to own and preserve Cooperstown's only historic Shingle style residence.

McKim House is being offered at \$410,000.
 EXCLUSIVELY BY LAMB REALTY

LAMB REALTY
 20 CHESTNUT STREET, COOPERSTOWN, NY 13326
 Barbara Lamb Broker/Owner
 Doug Munn Broker/Owner
 TEL/FAX 607-547-8145
 "Out Ahead of the Flock!"

HUBBELL'S REAL ESTATE
 Glenford H. Hubbell, Broker
 (607) 547-5740 • (607) 547-6000 (fax)
 157 Main Street, Cooperstown, NY 13326
 ASSOCIATE BROKERS: David Morris, 547-2251 • Sharon Herby, 547-5754
 Bob Johnson, 547-2937 • Bob Diemo, 547-6827

EVERY-STYLISH BRICK - (925) 1814 Historic 4 BR brick Federal 3 fireplace, big living room, main kitchen, New roof, 1 1/2 baths, Close to town. Hubbell's Exclusive. An excellent value! \$99,000.

YOU'LL CALL IT HOME! - (922) Historic brick row house, large living room and formal dining room, 3 bedrooms, 2 1/2 baths, Den, hardwood floors, main kitchen, New roof, new carpet, Hubbell's Exclusive \$99,000.

HOME TO THE AGURE - (974) Beautiful brick row house, large living room and formal dining room, 3 bedrooms, 2 1/2 baths, Den, hardwood floors, main kitchen, New roof, new carpet, Hubbell's Exclusive \$110,000.

A COMFORTABLE AIR! - (925) Quality row house, with central air conditioning, large living room, formal dining room, hardwood floors, main kitchen, New roof, new carpet, Hubbell's Exclusive \$130,000.

2 FIREPLACES - (918) You'll be delighted by this candy charmer, 1 1/2 story 3 BR row house, large living room, formal dining room, hardwood floors, main kitchen, New roof, new carpet, Hubbell's Exclusive \$149,000.

SECLUDED RANCH - (120) 3 1/2 acres on Glen, 2 1/2 baths, formal living room, main kitchen, large living room, hardwood floors, main kitchen, New roof, new carpet, Hubbell's Exclusive \$170,000.

WINE-SKED SPACE - (923) 1 1/2 acre property with 2 1/2 story brick row house, large living room, formal dining room, hardwood floors, main kitchen, New roof, new carpet, Hubbell's Exclusive \$180,000.

MILLION-VIEW PARADISE - (925) Otsego Lake - locale, picturebook Cooperstown-Village three-story contemporary Top-notch area. Big living room, wet bar, cathedral ceilings, skylights, peppy oak floors, laundry room, SBRZBA, custom kitchen, large view deck, balcony, PLUS colorful gardens. "Kip real" "Two-car garage" "Built-in bookcases" "Mature landscaping" Hubbell's Exclusive. A top value buy! Priced at \$295,000.

OTSEGO LAKE VIEW DREAM - (4919) Pleasant Colonial in a secluded setting. Custom built, Contemporary on 8 acres. Newly new, underground utilities, top-notch room, large living room, formal dining room, 2 1/2 baths, Eat-in kitchen, French doors, Hubbell's Exclusive \$210,000.

LAKE VIEW-INSPIRED PARADISE - (4824) Otsego Lake Cooperstown-Village SBRZBA Ranch - a true old-style, quality row house, large living room, formal dining room, hardwood floors, main kitchen, New roof, new carpet, Hubbell's Exclusive \$220,000.