

Great Dane Properties



Now Available:

Spacious two bedroom two bath home on 24+ acre horse  
farm  
with Income Apartment, Stables and Kennels

Great Dane Properties is pleased to present:

2335 Dryden Road; Dryden, NY 13053

For more information or to see this property contact:

Joe Draghi

**Commercial Real Estate Sales, Leasing & Management**

Licensed in:  
NY, NH, CT, MA, VT

**Joe Draghi**  
PO Box 212  
McLean, NY 13102

Phone: 607/838-DANE  
607/838-3263  
Fax: 607/330-8300  
jdraghi@greatdaneproperties.com  
www.greatdaneproperties.com



This lovely home is situated on 24+ acres just outside the village of Dryden. Buffered from the village by trees and crop fields it offers seclusion with all the comforts of the village close at hand.

Flag stone graces the entry that leads to a downstairs game room, bedroom, office/craft area and two large storage rooms with plenty of shelving. The very large and spacious upstairs floor plan is centered on a stone fireplace; eat in kitchen with large pantry/laundry room, a formal dining room, sitting room, sewing room, and expansive master suite with sunken Jacuzzi tub.

The attached garage has indoor/outdoor dog kennels, well suited for the dog lover. It is also ideal for a doggie day care, the income potential for this increasingly popular service is limitless and the convenient location can't be beat! Don't forget dog boarding and grooming!!

A one Bedroom apartment with Fireplace, full bath and Kitchen features a private and separate entrance, perfect for the Mother in law, the live in farm hand or as extra income. This apartment currently rented at \$600.00 per month.

The horse barn features 4 box stalls, grain room, tack room, hay storage, water and additional dog kennels. This can be utilized for the hobby horseman or it would be ideal for a horse boarding business. This could also make a great veterinary residence/office with ready to go stalls and kennels for patients.

#### Additional Workshop and Garage

Imagine a separate garage with three large bays for the car enthusiast, a two bay heated workshop (with a bathroom) Plus an oversize bay for heavy equipment and then three covered bays for tractors, bulldozers, backhoe's, dump trucks, the RV, boat ..... you name it the list goes on.

Great for the collector, the woodworking/fabricating hobbyist, or the serious construction or lawn care business. These barns provide undercover storage for all your equipment or toys!!

---

## Great Dane Properties

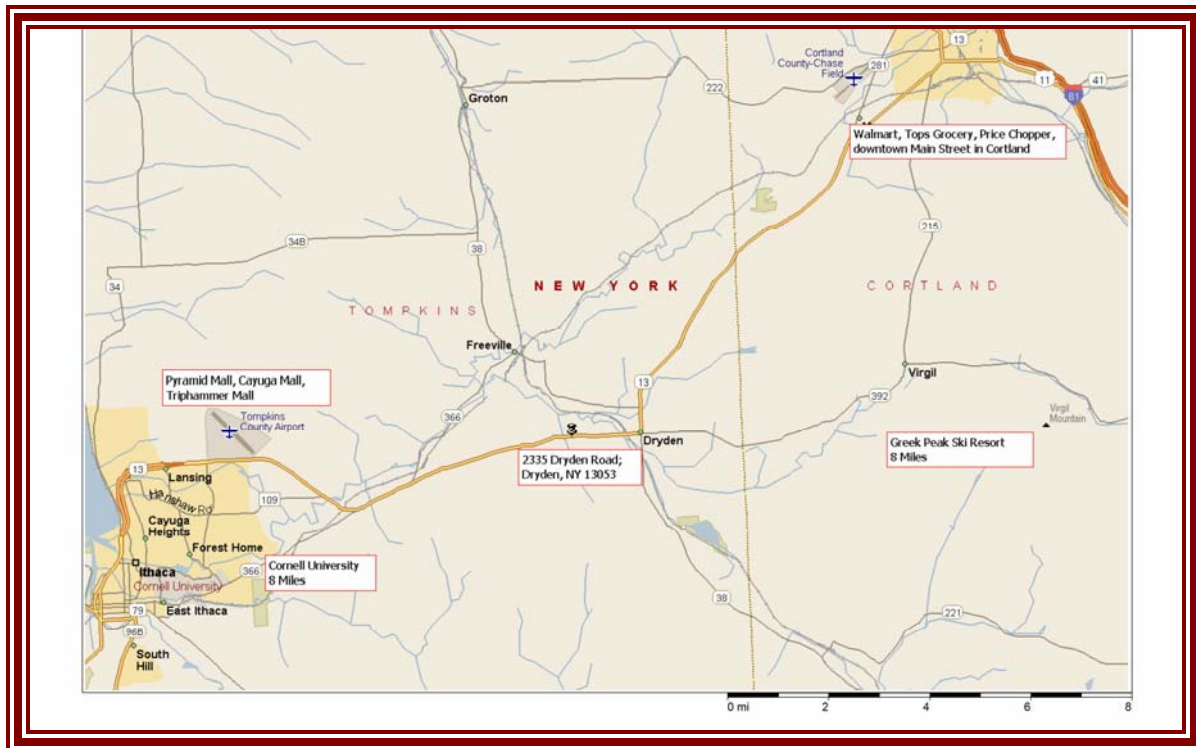
Licensed in:  
NY, CT, MA, VT & NH

**Joe Draghi**  
PO Box 212  
McLean, NY 13102

Phone: 607/838-DANE  
607/838-3263  
Fax: 607/330-8300  
jdraghi@greatdaneproperties.com  
www.greatdaneproperties.com



Centrally located between Ithaca and Cortland, this home is situated approximately 8 miles from Greek Peak Ski Resort as well as 8 miles from Cornell University. Just a short drive will find you at Walmart, the old Main Street shops in Cortland, Pyramid Mall, Triphammer Mall, Cayuga Mall and the multitude of stores and shops they offer; as well as your pick of grocery stores.



## Great Dane Properties

Licensed in:  
NY, CT, MA, VT & NH

**Joe Draghi**  
PO Box 212  
McLean, NY 13102

Phone: 607/838-DANE  
607/838-3263  
Fax: 607/330-8300  
jdraghi@greatdaneproperties.com  
www.greatdaneproperties.com



## Property Specifications:

Location: 2335 Dryden Road (Route 13) Dryden, NY 13053

Traffic Access: Easy access from either North or South on Route 13, in a 30 mph zone.

Visibility: Great visibility for the potential home based business while offering seclusion and privacy.

Acreage: Approximately 24+ acres.

Tax Parcel #: 47.-1-10.2 & 10.1

Road Frontage: Approximately 861.58'

Construction: Wood frame construction built 1989

Sewer and Water: Well and Septic

Utilities: NYSEG

Apartment: Leased at \$600.00 per month (long term tenant)

---

### **Great Dane Properties**

**Licensed in:  
NY, CT, MA, VT & NH**

**Joe Draghi**  
PO Box 212  
McLean, NY 13102

**Phone: 607/838-DANE  
607/838-3263**  
**Fax: 607/330-8300**  
**[jdraghi@greatdaneproperties.com](mailto:jdraghi@greatdaneproperties.com)**  
**[www.greatdaneproperties.com](http://www.greatdaneproperties.com)**



## House Specifications:

Eat in Kitchen: ~15' x 25'

Jenn-Aire Range, double oven, side by side refrigerator  
2 microwaves, trash compactor, sink aerator, cabinet features  
include spice rack, mixer stand, two tambour cupboards, pull out  
pantry cabinet

Laundry room: ~13' x 8'

Pass thru pantry: ~13' x 8'

Great room / Living area: ~627 sf

Master Bedroom Suite: ~ 16' x 28'

Sunken Jacuzzi tub, 2 walk in closets, fireplace, bay window and  
sliding glass doors to wrap around deck

Formal Dining room: 15' x 13'

Hobby/Office room: ~ 7' x 15'

Bedroom: ~16 x 10

Family room: ~16' x 19 1/2'

Office/Craft/Game Area: ~16' x 11 1/2'

Two storage rooms: ~13' x 32' Total

Apartment Area: Bedroom ~16' x 9'; Kitchen 16' x 9'; Living room 16' x 29'  
Includes all appliances (Stove, Refrigerator)

---

## Great Dane Properties

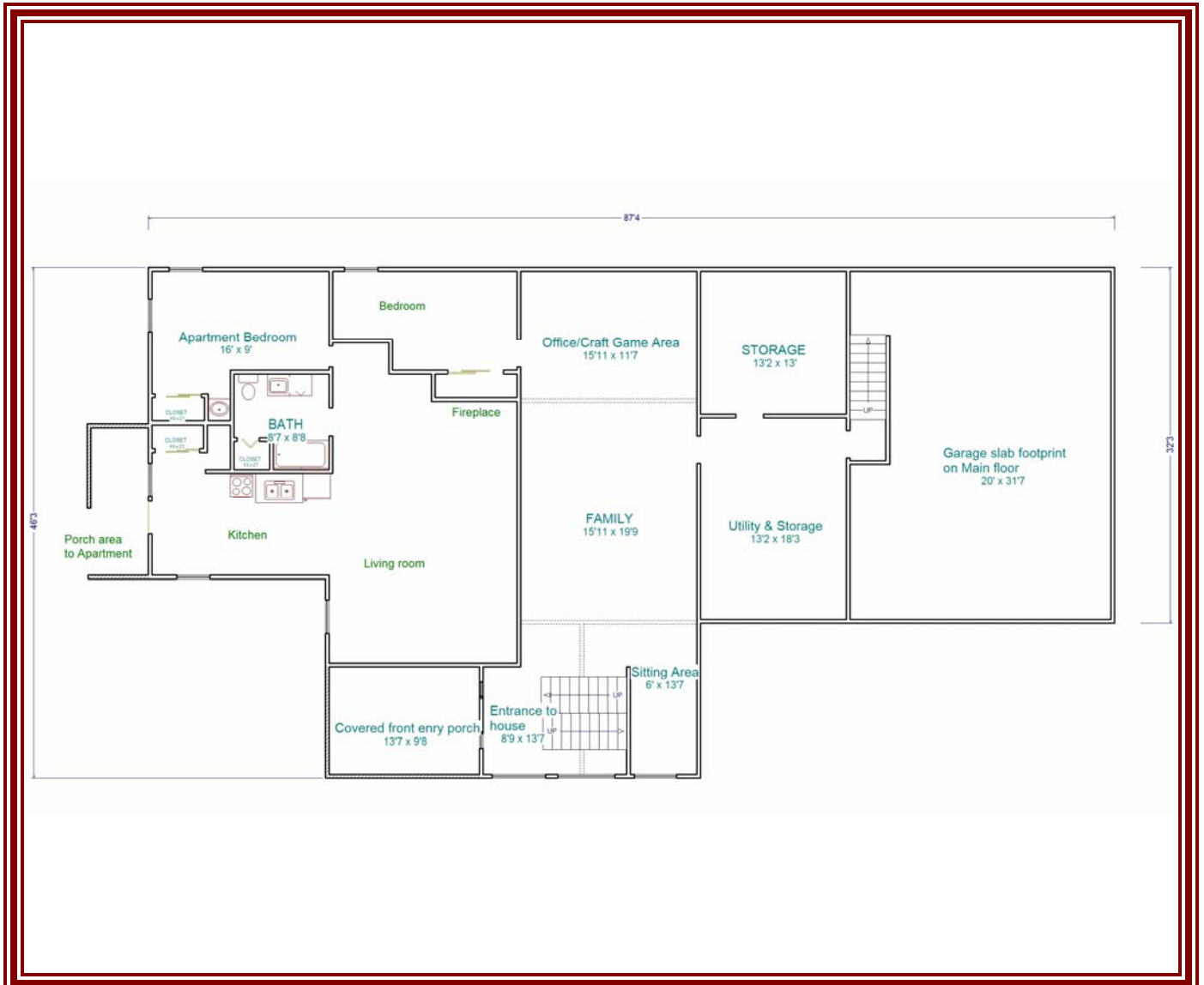
Licensed in:  
NY, CT, MA, VT & NH

**Joe Draghi**  
PO Box 212  
McLean, NY 13102

Phone: 607/838-DANE  
607/838-3263  
Fax: 607/330-8300  
jdraghi@greatdaneproperties.com  
www.greatdaneproperties.com



## Floor Plan



Lower floor

## Great Dane Properties

Licensed in:  
NY, CT, MA, VT & NH

**Joe Draghi**  
PO Box 212  
McLean, NY 13102

Phone: 607/838-DANE  
607/838-3263  
Fax: 607/330-8300  
jdraghi@greatdaneproperties.com  
www.greatdaneproperties.com



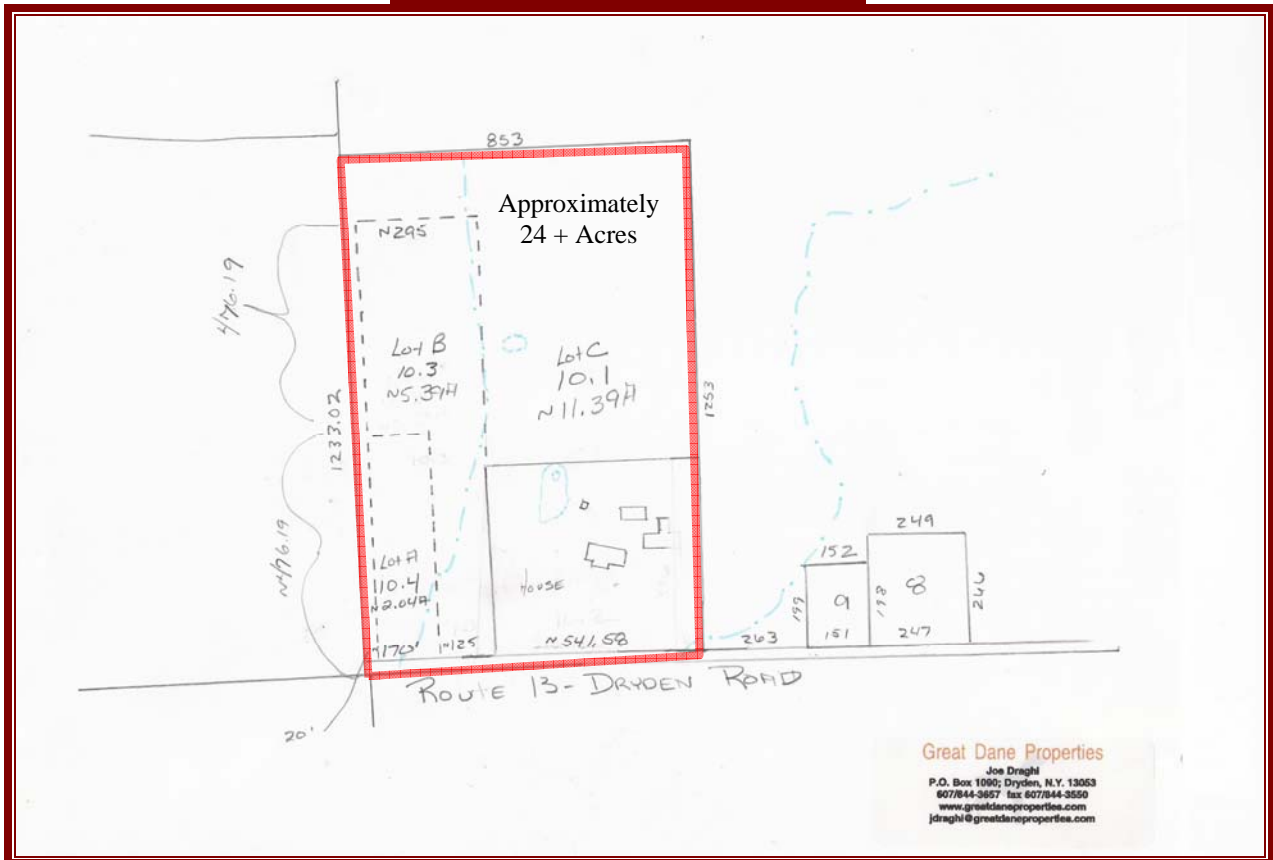
Main Floor

## Great Dane Properties

Licensed in:  
NY, CT, MA, VT & NH

**Joe Draghi**  
PO Box 212  
McLean, NY 13102

Phone: 607/838-DANE  
607/838-3263  
Fax: 607/330-8300  
jdraghi@greatdaneproperties.com  
www.greatdaneproperties.com



Asking ~~\$495,000.00~~ **REDUCED \$395,000.00 !!!!!**

All information furnished regarding buildings for sale, or lease is from sources deemed reliable, however, no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, prior sale, lease, financing or withdrawal without notice.

## Great Dane Properties

Licensed in:  
NY, CT, MA, VT & NH

Joe Draghi  
PO Box 212  
McLean, NY 13102

Phone: 607/838-DANE  
607/838-3263  
Fax: 607/330-8300  
jdraghi@greatdaneproperties.com  
www.greatdaneproperties.com