

**First Open. First Impression.**

**Choose an agent who understands the importance of a great first impression.**

Contact a Howard Hanna agent today to discuss your options and ask how you can get more money for your home!

Find out what your home is REALLY worth at [HowardHanna.com/WhatsItWorth](http://HowardHanna.com/WhatsItWorth)

**Howard  
Hanna**  
Real Estate Services

Look for the "MBG" to indicate participating properties! \*Certain restrictions apply.



39 Main Street, Sidney, NY 13838 / 607-563-1020



## NEW



### #117567 **START FROM SCRATCH!!**

This 2-story had water during the floods; inside has been mostly gutted. 4BD, 1BA; 1,300 SqFt. Make your own footprint.....**\$11,900**



#117611 **QUAINT & QUIET** Situated on an easy to maintain 1 acre lot, 1983 doublewide. A little dated, but ready to move in!.....**\$69,900**  
**TEXT H321522 to 843367**



#117063 **FORMER ANTIQUE SHOP** With carriage house and barn. Needs TLC to bring back its elegant glory years. Oversize lot  
.....**\$117,000**  
**TEXT H320792 to 843367**



#117300 **INCOME PRODUCER** Mixed-use office space 1st floor and residential tenants occupy 2nd floor units. Low vacancy rate.....**\$140,000**  
**TEXT H320372 to 843367**

## PRICE OPPORTUNITIES



#115886 **MOVE IN READY!** Well Kept Cape features HW Flrs., 1st flr BD, BA & laundry. PRICED TO SELL!  
.....**\$100,900**  
**TEXT H282122 to 843367**



#115936 **COUNTRY TREASURE!** UNATEGO Schools-Minutes from Oneonta! 4BD, 2BA, OUTBUILDINGS on 2 Acres..... **\$142,900**  
**TEXT H283002 to 843367**



#114290 **A RARE FIND** Hidden away on 31 acres, Built in 1987, Barn-style home offers 4BD, 2BA. Just 10 minutes to the Village  
.....**\$179,000**  
**TEXT H241712 to 843367**



#115994 **A STEAL OF A DEAL** \$35,000 in upgrades & improvements! Finished basement; Custom KIT, Master en-suite.....**\$215,900**  
**TEXT H285882 to 843367**