



**1703 LINCOLN LANE**

ROME, NY 13440

**\$379,900**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

CNYIS

# 1703 LINCOLN LANE

ROME, NY 13440

LOVED & METICULOUSLY MAINTAINED by the same family for nearly 30 years, this MOVE-IN-READY Raised Ranch in North Rome features over 2,000 square feet of versatile living space with 4 bedrooms and 2.5 updated bathrooms.



**\$379,900**

Beautifully REFINISHED solid oak hardwood floors flow throughout the main level, hickory hardwoods in the kitchen, updated bathrooms, and MULTIPLE LIVING AREAS that provide flexibility for everyday living, entertaining, relaxing and working from home. The main level features an inviting living room focusing on the CHARMING BRICK FRONT FIREPLACE, complemented by a spacious eat-in kitchen with updated appliances, a formal dining room, and a cozy den overlooking the sprawling backyard. The lower level expands the home's functionality with a large family room, 4th bedroom, full bathroom, and a bright laundry/storage area. With poured concrete walls, egress windows, and every room positioned at ground level, the lower level feels open & welcoming. EFFICIENCY & PEACE OF MIND come easy with vinyl tilt-in windows throughout, a 2015 roof, new gutters in 2025, blown-in insulation, and the water heater, high-efficiency furnace & central A/C all replaced in 2021! The attached 540sf garage provides everyday convenience, especially in inclement weather. Outside, enjoy one of the LARGEST RESIDENTIAL LOTS in the neighborhood, fully fenced & hedged for privacy and recreation, complete with an above ground pool and relaxing patio space, perfect for summer gatherings.



Tucked away on a QUIET, sidewalk-lined STREET with minimal pass through traffic, this property offers quick access to parks, shopping, Ridge Mills Elementary, Griffiss Business & Tech Park, and all major roadways for an easy commute in any direction. \*\*Rome City Taxes INCLUDE: Unmetered water, sewer, garbage & weekly green waste pick up!\*\*



