



**KIRBY, CARROLL**  
— & ASSOCIATES —  
LICENSED  
REAL ESTATE BROKER

# Home For Sale

*6163 Meadow Drive  
Cicero, New York  
MLS# S238320*

For more information on  
this home please call:

**Dawn Burness**  
**472-9721 x10**

Email Address:  
[dburness@kirbycarroll.com](mailto:dburness@kirbycarroll.com)

**KIRBY, CARROLL &  
ASSOCIATES**

318 S. Clinton Street  
Neal & Hyde Building  
Suite 205  
Syracuse, New York 13202

Phone: (315) 472-9721  
Fax: (315) 472-9719  
Email [dburness@kirbycarroll.com](mailto:dburness@kirbycarroll.com)  
Web: [www.kirbycarroll.com](http://www.kirbycarroll.com)

## Pride of Ownership Shows!



- Bright & spacious 1,614sf 3-bd, 2-bath split level on beautiful landscaped lot
- KraftMaid solid maple cabinetry and Whirlpool Gold appliances adorn newly remodeled kitchen and feature vintage pocket doors.
- Beautiful vaulted ceiling with exposed split beams and new bow window add warmth and brightness to home.
- Spacious bedrooms! Ample storage space throughout home including cedar closet, double closet in Master bedroom and full basement.
- Family room with wood-burning fireplace leads to large back deck with hot tub and fully fenced yard w/above ground pool.
- Clean baseboard heat with efficient Multi-zone thermostat.
- Many home improvements include new roof, new windows, custom blinds, remodeled kitchen & bathroom (w/double sink vanity), new appliances & hot water heater, insulated garage doors, blacktop driveway, outdoor fencing, new landscaping, 24`above ground pool & hot tub.
- ALL appliances stay including 4 A/C units.
- **EXCEPTIONAL VALUE at \$ 157,900!**

Information deemed accurate, but subject to errors, omissions, approximations, price changes, prior sale or withdrawal