



MLS#: **S1137658** **Single Family Residential** **A-Active**
3657 Erieville Rd List Price: **\$795,000**
County: **Madison** Zip: **13061** Acres: **20.00**
Town: **Nelson** Pstl City: **Erieville** Cross St: **Route 20**
Area #: **Nelson-254200**
Subdivision: Lot Front: **0**
TxMap#: **254200-120-000-0001-055-000-0000** Lot Depth: **0**
City Nghbrhd: Lot Shape:
School Dist: **Cazenovia** Lot #: SqFt [PubRec]: **800** []
High School: AboveGrade Sq: []
Middle School: Year Built: **2004**
Elem School: Yr Blt Desc: **Existing**
Photo: **20**

General Information

Style of Res:	Other - See Remarks	Full Baths:	1	Bedrooms:	2	Beds	Full	Half	
Built By:		Half Baths:	0	Total Rooms:	4	1st Flr:	1	1	0
Stories:	2.0	Tot Baths:	1.0	# Beds/Sept:		2nd Flr:	1	0	0
Exter Constr:	Wood					3rd Flr:	0	0	0
Driveway:	Stone/Gravel					4th Flr:	0	0	0
Garage:	2.0/Detached					Bsmnt:	0	0	0
Lot Info:	Horses Permitted			Roof Descr:		Total:	2	1	0
Attic:	None			Foundation:	Other - See Remarks				
Basement:	None								
Waterfront:	No	Footage:		Riparian Rgts?	No				
Name:		Island Name:							

Public Remarks: **Incredible opportunity with this spacious turnkey operation located along Equine Alley, nestled in the foothills of scenic Madison County, between Cazenovia and Moorisville colleges with their award winning Equestrian programs. Neighbor to a world class training facility- 38 large stalls, 3 wash stalls, 3 tack rooms, 2 offices, ample enclosed storage for hay, grain storage, several turnouts, round pen, outdoor show arena, ample high quality water, heated Olympic sized indoor arena w. temp controlled viewing room. 2 bedroom apartment on site, all on 20 acres. Ideal for a private or boarding facility.**

Unbranded VT: [Click Here](#)
Aerial Drone Video:
Virtual Tour 3D:

Directions: **From Caz, take Rt 20 to the Town of Nelson, right onto Erieville Rd. Approx 2 miles on right. Cazabu Farms sign at entrance.**

Interior & Exterior Features

Add'l Rooms:	Other - See Remarks	Total FP:	0	# Artificial:	0
Add'l Interior Features:	Other - See Remarks			# Gas:	0
Add'l Exterior Features:	Other - See Remarks			# Pellet:	0
Add'l Struct:				# Wood Burning:	0
Kitch/Dining:	Eat-In			# Wood Stove:	0
Appliances:	Other - See Remarks			# Coal:	0
Accessibility:				# Other:	0
Floor:	Other - See Remarks			# Freestanding:	0
				# Not Rep to Code:	0

Utilities Information

HVAC Type:	Forced Air	Sewer:	Septic
Heating Fuel:	Oil	Water:	Well
Water Htr Fuel:	Oil	ENERGY STAR® Qualified:	
Emerg Backup:		Well Location:	NA
Type of Well:	None		

Financial Information

Possible Fin:	Cash, Cash Only, Conventional	Type of Sale:	Normal	Town/Cnty Tax:	\$4,228
1st Mtg Bal:	\$0	Equity:	\$795,000.00	City/Vil Tax:	\$0
2nd Mrt Bal:	\$0			School Tax:	\$2,824
Tax Info:				Total Taxes:	\$7,052
Assess Val:	\$694,100	Annl Spc Assess:	\$0	Lot Rent:	
HOA Pay Desc:	None				
HOA Fee:					
HOA Amen:					
Sale Price:		DOM:	719	Closed Date:	

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Brett Ransford
Not Licensed in New York State

8645 E. Seneca TNPk Manlius, NY 13104

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