



Back On Market

MLS#: **S1208020** **Single Family Residential** **A-Active**  
**5896 Maxson Rd** List Price: **\$1,325,000**  
 County: **Cortland** Zip: **13077** Acres: **350.00**  
 Town: **Homer** Pstl City: **Homer** Cross St: **Route 11**  
 Area #: **Homer-113089** Lot Front: **2,700**  
 Subdivision: Lot Depth: **2,500**  
 TxMap#: **113089-047-000-0001-008-110-0000** Lot Shape:  
 City Nghbrhd: Lot #: **4,400** []  
 School Dist: **Homer** SqFt [PubRec]: **4,400** []  
 High School: AboveGrade Sq: []  
 Middle School: Year Built: **2000**  
 Elem School: Yr Blt Desc: **Existing**  
 # Photo: **31**

**General Information**

Style of Res:	<b>Farmhouse</b>	Full Baths:	<b>3</b>	Bedrooms:	<b>4</b>	Beds	Full	Half
Built By:		Half Baths:	<b>1</b>	Total Rooms:	<b>11</b>	1st Flr:	<b>1</b>	<b>1</b>
Stories:	<b>3.0</b>	Tot Baths:	<b>3.1</b>	# Beds/Sept:	<b>4</b>	2nd Flr:	<b>3</b>	<b>1</b>
Exter Constr:	<b>Cedar</b>					3rd Flr:	<b>0</b>	<b>0</b>
Driveway:	<b>Blacktop</b>					4th Flr:	<b>0</b>	<b>0</b>
Garage:	<b>4.0/Detached</b>					Bsmnt:	<b>0</b>	<b>1</b>
Lot Info:	<b>Agricultural District, Horses Permitted</b>	Roof Descr:	<b>Asphalt</b>			Total:	<b>4</b>	<b>3</b>
Attic:	<b>Crawl Space, Scuttle Access, Unfinished</b>	Foundation:	<b>Poured</b>					<b>1</b>
Basement:	<b>Exterior Walkout, Full, Partially Finished</b>							
Waterfront:	<b>Yes/Pond</b>	Footage:	<b>100</b>	Riparian Rgts?	<b>No</b>			
Name:	<b>Other</b>	Island Name:						

Public Remarks: **Unique 350 acre Equestrian & Recreational Estate. Mostly wooded w/ large open areas for horses. 4400 sq ft 4/5 bedroom authentic farmhouse w. 3 levels of living space! Climate controlled by in floor radiant heating & split zone A/C. 40'x72' four bay garage/ storage bldg w/plenty of room for cars, trucks & toys, w/ a heated workshop. Multiple barns including a 36'x48' barn w. five stalls, wash stall & turn outs. Newly constructed 80'x175' arena w. 8 addl stalls. Arena includes a 1600 sf 2 bd loft apt w/ open floor plan. Picturesque cabin in woods overlooks private, stocked pond, ideal for a quick getaway, retreat, or hunting base for trophy hunting found throughout the hardwoods & hill top property. Taxes shown (\$19,890) reflect both parcels. Also available w less acreage, see s1208051.**

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

Directions: **Situated midway between Syracuse and Cortland. Follow Route 11 to Maxson Road. East on Maxson Rd to a left at the top to the home on the left.**

**Interior & Exterior Features**

Add'l Rooms:	<b>1st Floor Master Suite, Basement / Rec Room, Den/Study, Family Room, Florida/Sun Room- Heated, Guest Suite, Laundry-1st Floor, Living Room, Master Bedroom Bath, Office, Porch - Open, Porch - Screened, Possible Additional Bedroom</b>	Total FP:1	# Artificial:	<b>0</b>
Add'l Interior Features:	<b>Attic Fan, Cathedral Ceiling, Ceiling Fan, Central Vacuum System, Circuit Breakers - Some, Copper Plumbing - Some, Drapes - Some, Natural Woodwork - some</b>		# Gas:	<b>1</b>
Add'l Exterior Features:	<b>Garage Door Opener, High Speed Internet, Propane Tank - Owned, Satellite Dish, Thermal Windows - Some</b>		# Pellet:	<b>0</b>
Add'l Struct:	<b>Barn / Outbuilding, Other</b>		# Wood Burning:	<b>0</b>
Kitch/Dining:	<b>Country Kitchen, Island, Pantry, Solid Surface Counter, Walk-In Pantry</b>		# Wood Stove:	<b>0</b>
Appliances:	<b>Convection, Cooktop - Gas, Dishwasher, Disposal, Dryer, Dual Fuel Range, Freezer, Microwave, Refrigerator, Washer</b>		# Coal:	<b>0</b>
Accessibility:			# Other:	<b>0</b>
Floor:	<b>Ceramic-Some, Hardwood-Some, Laminate-Some, Vinyl-Some</b>		# Freestanding:	<b>0</b>
			# Not Rep to Code:	<b>0</b>

**Utilities Information**

HVAC Type:	<b>AC-Central, Heated Floors, Hot Water, Humidifier, Multi-Zone, Programmable Thermostat</b>	Sewer:	<b>Septic</b>
Heating Fuel:	<b>Propane</b>	Water:	<b>Well</b>
Water Htr Fuel:	<b>Propane</b>	ENERGY STAR® Qualified:	
Emerg Backup:	<b>Generator - Permanent</b>	Well Location:	<b>50' in front of house</b>
Type of Well:	<b>Drilled</b>		

**Financial Information**

Possible Fin:	<b>Cash, Conventional, Other - See Remarks</b>	Type of Sale:	<b>Normal</b>
1st Mtg Bal:	<b>\$0</b>	Equity:	<b>\$1,325,000.00</b>
2nd Mrt Bal:	<b>\$0</b>	Town/Cnty Tax:	<b>\$8,675</b>
Tax Info:		City/Vil Tax:	<b>\$0</b>
Assess Val:	<b>\$497,500</b>	School Tax:	<b>\$11,215</b>
HOA Pay Desc:	<b>None</b>	Total Taxes:	<b>\$19,890</b>
HOA Fee:		Lot Rent:	
		Annl Spc Assess:	<b>\$0</b>

HOA Amen:  
Sale Price:

DOM: **388**

Closed Date:

MLS#: **S1208020**

Brett Ransford  
Not Licensed in New York State

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