



Price Decrease

MLS#: **S1208051**      **Single Family Residential**      **A-Active**  
**5896 A Maxson Rd**      List Price: **\$795,000**  
 County: **Cortland**      Zip: **13077**      Acres: **40.00**  
 Town: **Homer**      Pstl City: **Homer**      Cross St: **Route 11**  
 Area #: **Homer-113089**  
 Subdivision:      Lot Front: **2,500**  
 TxMap#: **113089-047-000-0001-008-110-0000**      Lot Depth: **2,450**  
 City Nghbrhd:      Lot Shape:      Lot #: **8**  
 School Dist: **Homer**      SqFt [PubRec]: **4,400 []**  
 High School:      AboveGrade Sq: **[]**  
 Middle School:      Year Built: **2000**  
 Elem School:      Yr Blt Desc: **Existing**  
    # Photo: **34**

**General Information**

Style of Res:	<b>Farmhouse</b>	Full Baths:	<b>3</b>	Bedrooms:	<b>4</b>	1st Flr:	<b>1</b>	Full	<b>1</b>	Half	<b>1</b>
Built By:		Half Baths:	<b>1</b>	Total Rooms:	<b>11</b>	2nd Flr:	<b>3</b>	<b>1</b>	<b>0</b>		
Stories:	<b>3.0</b>	Tot Baths:	<b>3.1</b>	# Beds/Sept:	<b>4</b>	3rd Flr:	<b>0</b>	<b>0</b>	<b>0</b>		
Exter Constr:	<b>Cedar</b>					4th Flr:	<b>0</b>	<b>0</b>	<b>0</b>		
Driveway:	<b>Blacktop</b>					Bsmnt:	<b>0</b>	<b>1</b>	<b>0</b>		
Garage:	<b>4.0/Detached</b>					Total:	<b>4</b>	<b>3</b>	<b>1</b>		
Lot Info:	<b>Horses Permitted, Other - See Remarks</b>			Roof Descr:	<b>Asphalt</b>						
Attic:	<b>Crawl Space, Scuttle Access, Unfinished</b>			Foundation:	<b>Poured</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: **Equestrian estate situated on 40 acres. Mix of pastures, fields, woods w. trails throughout. Spacious 4400 SF 4/5 bedroom authentic farmhouse w/3 levels of living space. Large eat-in kitchen w. cherry cabinets, soapstone counters, 1st floor master suite, laundry, office, & living room w. gas fire. Climate controlled in-floor radiant heating & split zone A/C. Enjoy morning coffee while watching the sunrise on the oversized country porch. 40x72 4 bay garage serves as storage for cars, trucks, & toys and includes a heated workshop. Multiple barns, which include a 36x48 5 stall barn w. turnouts & wash stall & hydrant. Newly constructed 80x175 arena w/ addl 8 stalls and a 1600 SF 2 bd loft apt. Taxes shown (\$15,545) reflect a larger parcel. More land available, see s1208020. Up to approximately 100 acres of additional acreage available.**

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 Road to a left at 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: <b>1</b>	# 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</b>	Type of Sale:	<b>Normal</b>	Town/Cnty Tax:	<b>\$6,616</b>
1st Mtg Bal:	<b>\$0</b>	Equity:	<b>\$795,000.00</b>	City/Vil Tax:	<b>\$0</b>
2nd Mrt Bal:	<b>\$0</b>			School Tax:	<b>\$8,929</b>
Tax Info:				Total Taxes:	<b>\$15,545</b>
Assess Val:	<b>\$497,500</b>	Annl Spc Assess:	<b>\$0</b>	Lot Rent:	
HOA Pay Desc:	<b>None</b>				
HOA Fee:					

HOA Amen:  
Sale Price:

DOM: **539**

Closed Date:

MLS#: **S1208051**

Brett Ransford  
Not Licensed

Canaan Realty  
8645 E. Seneca TNPk Manlius, NY 13104

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