

MLS#: S1238644 8417b Cazenovia Rd

Single Family Residential

13104

A-Active List Price: \$965,000 12.64 Acres:

County: Onondaga Zip: **Pompey** Town: Pstl City: Manlius

> Lot Front: 415 Lot Depth: 798

Sagebrush

Area #: Pompey-314600

Lot Shape:

Cross St:

TxMap#: 314600-005-000-0002-004-000-0000 City Nghbrhd:

Lot #:

School Dist: Fayetteville-Manlius High School: Middle School: Elem School:

Subdivision:

SqFt [PubRec]: 4,723 [] AboveGrade Sq: Year Built: 2008 Yr Blt Desc: **Existing**

Total:

Photo: 35

3

3

0

0

0

General Information

Style of Res: 2 Story, Transitional Full Baths: 3 Bedrooms: 3 Beds Full Half 1st Flr: Built By: 2 1 O Half Baths: 0 Total Rooms: 10 2nd Flr: 1 2 0 Stories: 2.0 Tot Baths: 3.0 # Beds/Sept: 3rd Flr: O O 0 Exter Constr: Stone, Vinyl 4th Flr: 0 0 0 Driveway: Blacktop, Parking Area, Turnaround Bsmnt: 0 0 0

3.0/Attached Garage: Lot Info: **Private Road, Secluded** Roof Descr: **Shingles**

Crawl Space Foundation: Block Attic: Basement: Slab

Waterfront: No Footage: Riparian Rgts? Yes Name: Island Name:

Public Remarks: Gorgeous, custom-built home on nearly 13 impeccably manicured acres, with panoramic views that will

take your breath away. A truly unique setting, this property is centrally located but with all the benefits of private, secluded, picturesque country living. Lovingly built and carefully designed, this home has a fabulous floor plan with high ceilings, beautiful natural light, and incredible design details. And that's not including the grounds, which boast pole barns, gazebos, and a fully finished pond house with AC and electricity! Whether it's snuggling up in front of the stone fireplace on a cold winter evening, watching sunsets on the front porch, or lounging around the crystal clear ponds in the summertime, this expansive property has endless features and something for everyone to enjoy. Additional contiguous properties and homes available to form one-of-a-kind family compound! Property co listed with another agency and

offered in multiple configurations.

Unbranded VT: Click Here Aerial Drone Video: Click Here

Virtual Tour 3D:

Directions: From Manlius, on left side of Cazenovia Rd. right after Cross Creek Nursery.

Interior & Exterior Features

Artificial: 0 Add'l Rooms:

1st Floor Master Bedroom, 1st Floor Master Suite, Basement / Rec Room, # Gas: 0 Bonus Room, Den/Study, Family Room, Foyer/Entry Hall, Laundry-1st Floor, # Pellet: 0 0

Living Room, Office, Porch - Open, Possible Additional Bedroom # Wood Burning: Add'l Interior Cathedral Ceiling, Ceiling Fan, Circuit Breakers - Some, Copper Plumbing -# Wood Stove:

0 Features: Some, Natural Woodwork - some, Pex Plumbing- Some, Security System -# Coal: 0 Owned, Sump Pump, Water Softener - Owned # Other: n

Add'l Exterior Balcony, Deck, Patio, Private Yard - see Remarks, Thermal Windows - Some # Freestanding: Features: # Not Rep to Code:

Add'l Struct: Barn / Outbuilding, Gazebo, Pool House, Shed

Kitch/Dining: Breakfast Bar, Breakfast Room, Country Kitchen, Eat-In, Granite Counter,

Island, Pantry

Dishwasher, Double Oven, Dryer, Microwave, Oven/Range Gas, Range Hood-Exhaust Fan, Refrigerator, Appliances:

Trash Compactor, Washer

Accessibility: Floor: Ceramic-Some, Hardwood-Some

Utilities Information

HVAC Type: AC-Central, Forced Air Sewer: Septic

Other - See Remarks Heating Fuel: Gas Water:

Water Htr Fuel: **ENERGY STAR®** Qualified:

Emerg Backup: Panel Connection for Generator, Generator - Permanent Type of Well: None Well Location:

Financial Information

Possible Fin: Cash, Conventional, VA Type of Sale: Normal

1st Mtg Bal: \$0 Equity: \$965,000.00 Town/Cnty Tax:

\$5,184 2nd Mrt Bal: \$0 City/Vil Tax: **\$0** Tax Info:

School Tax: \$529,400 Assess Val: \$15,078 **HOA Pay Desc:** None Annl Spc Assess: \$0 Total Taxes: \$20,262 HOA Fee: Lot Rent:

HOA Amen: DOM: 258 Sale Price: Closed Date:

MLS#: **S1238644** Brett Ransford Canaan Realty Not Licensed in New York State 8645 E. Seneca TNPK Manlius, NY 13104

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