



MLS#: **S1281286** **Single Family Residential** **A-Active**
1308 Payne Rd List Price: **\$425,000**
County: **Ontario** Zip: **14548** Acres: **46.00**
Town: **Farmington** Pstl City: **Shortsville** Cross St: **County Road 8**
Area #: **Farmington-322800**
Subdivision: Lot Front: **1,700**
TxMap#: **322800-030-000-0001-085-100** Lot Depth: **1,300**
City Nghbrhd: Lot Shape:
School Dist: **Victor** Lot #: SqFt [PubRec]: **1,062** []
High School: AboveGrade Sq: []
Middle School: Year Built: **2016**
Elem School: Yr Blt Desc: **Existing**
Photo: **18**

General Information

Style of Res:	Log Home, Ranch	Full Baths:	1	Bedrooms:	2	Beds	Full	Half	
Built By:		Half Baths:	0	Total Rooms:	5	1st Flr:	2	1	0
Stories:	1.0	Tot Baths:	1.0	# Beds/Sept:		2nd Flr:	0	0	0
Exter Constr:	Log Home					3rd Flr:	0	0	0
Driveway:	Stone/Gravel					4th Flr:	0	0	0
Garage:	0.0/No Garage					Bsmnt:	0	0	0
Lot Info:	Agricultural District, Horses Permitted, Primary Road			Roof Descr:		Total:	2	1	0
Attic:	Crawl Space, Scuttle Access			Foundation:	Block				
Basement:	Crawl Space								
Waterfront:	No	Footage:		Riparian Rgts?	No				
Name:		Island Name:							

Public Remarks: **Horse boarding/ training facility- Newly build spacious 2 bedroom log home in great condition. Large 225 x 60 equestrian barn with 28 (12 x 12) stalls each expandable. Heated tack room and office with indoor exercise track. Storage for hay and grains. 6 paddock each with water and run in sheds, Exercise machine and a 60' wooden round pen. All situated on just under 50 acres. Ideal site for personal or business opportunity. Potential for other uses needing large storage space and home. Located under 2 miles East of Finger Lakes Racetrack. Preview the photos and the aerial video.**

Unbranded VT: [Click Here](#)

Aerial Drone Video:

Virtual Tour 3D:

Directions: **Farmington Rt 332 and 96 head East on 96 just under 2 miles , right onto Payne Road to first driveway, property fronts both Payne and Rt 96.**

Interior & Exterior Features

Add'l Rooms:	1st Floor Bedroom, 1st Floor Master Bedroom, Foyer/Entry Hall, Living Room, Porch - Open	Total FP:	0	# Artificial:	0
Add'l Interior Features:		# Gas:	0	# Pellet:	0
Add'l Exterior Features:		# Wood Burning:	0	# Wood Stove:	0
Add'l Struct:		# Coal:	0	# Other:	0
Kitch/Dining:	Breakfast Bar, Country Kitchen, Granite Counter, Living/Dining Combo, Pantry, Solid Surface Counter	# Freestanding:	0	# Not Rep to Code:	0
Appliances:	Microwave				
Accessibility:					
Floor:	Hardwood-Some, Tile-Some				

Utilities Information

HVAC Type:	AC Unit-Wall, Multi-Zone	Sewer:	Septic Well
Heating Fuel:	Electric	Water:	Well
Water Htr Fuel:	Electric, Propane	ENERGY STAR® Qualified:	
Emerg Backup:		Well Location:	two wells
Type of Well:	Drilled		

Financial Information

Possible Fin:	Cash, Conventional	Type of Sale:	Normal	Town/Cnty Tax:	\$2,541
1st Mtg Bal:	\$0	Equity:	\$425,000.00	City/Vil Tax:	\$0
2nd Mrt Bal:	\$0			School Tax:	\$5,578
Tax Info:				Total Taxes:	\$8,119
Assess Val:	\$333,500	Annl Spc Assess:	\$0	Lot Rent:	
HOA Pay Desc:	None				
HOA Fee:		DOM:	11	Closed Date:	
HOA Amen:					
Sale Price:					

MLS#: **S1281286**

Brett Ransford

Not Licensed in New York State

8645 E. Seneca TNPk Manlius, NY 13104

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