



MLS#: **S1285385** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
7462 Canton Street Rd List Price: **\$170,000**
 County: **Onondaga** Zip: **13027** LP/SF:
 Town: **Van Buren** Pstl City: **Baldwinsville** Acres: **43.62**
 Area #: **Van Buren-315689** Cross St: **Conners Rd**
 Subdivision: Lot Front: **910**
 TxMap#: **315689-031-000-0001-023-001-0000** Lot Depth: **2,268**
 City Nghbrhd: Lot Shape:
 School Dist: **Baldwinsville** Lot #: **23**
 High School: SqFt:
 Middle School: # Photo: **15**
 Elem School:

New Listing

General Information

Type: **Agricultural, Other - See Remarks, Recreation** Improvement:
 Topography: **Other - See Remarks, Rolling, Scenic**
 Road Ft/Desc: **Town** Buildings: **None**
 Zoning: Milk Mkt: # Horse Stls: **0**
 Land Feat: **Other - See Remarks, Pond, Scenic View, Spring, Wet Area, Wooded - Partial**
 Addl Rooms:
 Bedrooms: Baths: Stories: Rooms:
 On Wtrfrnt: **Yes/Pond** Footage: **100**
 Name: **Other** Island Name: Rip Rgts: **No**
 GOM Rts Rsv: **No** Timber Rgts Rsv: **No**
 Public Remarks: **Large acreage building lot in a prime location just outside Baldwinsville and in the Baldwinsville School District. This spacious and generally level property is across from the golf course and one parcel away from the Van Buren Town Park. An ideal mix of woods and open fields (Currently rented for crops). The property is enhanced by ample frontage, public water at the street, an an easy commute to nearby areas with a country setting. Wet areas around the rear of the property and a small pond in the woods by the road leads out to a seasonal stream.**

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

Directions: **Rotue 690 to Van Buren Road exit. West on Van Buren Road to 1st right onto Conners Rd. First right onto Canton Street. Land on right across from the Wood Golf Course.**

Residence Information

Style of Res: Garage:
 Exterior Cnstr:
 BR 1st Flr: BR 2nd Flr: BR 3rd Flr: **0** BR Basement: **0**
 FB 1st Flr: FB 2nd Flr: FB 3rd Flr: **0** FB Basement: **0**
 HB 1st Flr: HB 2nd Flr: HB 3rd Flr: **0** HB Basement: **0**
 Kitchen:
 Basement:
 Floor:
 Attic: Roof Desc:
 Addl Rooms:
 Interior Feat:
 Exterior Feat:
 Appliances:
 Accessibility:
 Foundation:
 Emerg Backup:
 ENERGY STAR
 Qualified@:
 # Fireplace: **0** # Artificial: **0** # Gas: **0** # Pellet: **0**
 # Wood Burning: **0** # Wood Stove: **0** # Coal: **0** # Other: **0**
 # Freestanding: **0** # Not to Code: **0**

Utilities Information

Utils on Site: **Other - See Remarks**
 HVAC Type: Waste Disp: **Septic Required**
 Utils Avail: **Cable, Electric, Other - See Remarks, Telephone, Water**
 Heating Fuel: Water Htr Fuel:
 Water Supply: **At Street, Public**
 Type of Well: **None** Well Location:

Miscellaneous Information

Avail Docs: **Aerials, Other - See Remarks**
 Dev Status: **Raw Land**
 Soil: Restrictions:
 Seller Provides:
 Conditions: **Other - See Remarks**

Seller Stake in Lnd:

Addl Site Data:

Driveway Desc:

None

Possible Uses:

Agriculture, Other - See Remarks, Recreational, Single Family Development

Lot Information:

Rural

Crop Acres:

0.0000

Timber Acres:

0.0000

Wooded Acres:

0.0000

Tillable Acres:

0.0000

Pasture Acres:

0.0000

Financial Information

Type of Sale:

Normal

Annl Spc Assess:

\$0

Lot Rent:

Tax Info:

Assess Val:

\$47,000

School Tax:

\$1,129

Town/Cnty Tax:

\$520

City/Vil Tax:

\$0

Total Taxes:

\$1,649

Closed Date:

Sales Price:

DOM:

2

MLS#: **S1285385**

Brett Ransford

Canaan Realty

Not Licensed in New York State

8645 E. Seneca TNPk Manlius, NY 13104

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