



**Price Decrease**

MLS#: **S1296987**      **Lots, Land, Farms, and Seasonal/Camps**      **A-Active**  
**36 Lewis St**  
County: **Oswego**      Zip: **13142**  
Town: **Richland**      Pstl City: **Pulaski**  
Area #: **Pulaski-Village-355001**  
Village: **Pulaski-Village**  
Subdivision:  
TxMap#: **355001-059-0016-005-010-012**  
City Nghbrhd:  
School Dist: **Pulaski Academy and Central**  
High School:  
Middle School:  
Elem School:

List Price: **\$559,000**  
LP/SF:  
Acres: **9.84**  
Cross St: **Rome Road**  
Lot Front: **760**  
Lot Depth: **600**  
Lot Shape: **Rectangular**  
Lot #:  
SqFt:  
# Photo: **14**

**General Information**

Type: **Building Lot, Commercial, Multi-Unit, Recreation**      Improvement: **Other - See Remarks**  
Topography: **Level, Other - See Remarks, Scenic**  
Road Ft/Desc: **City, Other - See Remarks**      Buildings: **2 Plus Unit, Other - See Remarks, Outbuilding, Shed**  
Zoning:      Milk Mkt:      # Horse Stls: **0**  
Land Feat: **Canal/River, Clear Lot, Creek/Stream, Other - See Remarks, Scenic View, Water Access, Water View, Wooded - Partial**  
Addl Rooms:  
Bedrooms:      Baths:  
On Wtrfrnt: **Yes/River/Stream/Creek**      Stories:  
Name: **Salmon River**      Rooms:  
GOM Rts Rsv: **No**      Footage: **640**  
Public Remarks: **Imagine private river frontage this season! An incredible offering, a large-acreage waterfront property well-situated for multiple uses. From private executive retreat for weekend getaways, year-round estate, commercial ventures including: hotels, recreational destination, or venues for a unique senior housing site. Mostly-open and level land with a park-like setting features a tall pine border, easy, semi-secluded setting, public road though site, and most notably, more than 600' of deeded and owned World Class Salmon River frontage. All nested in the heart of Salmon Country in Pulaski, NY. If you have a personal or business interest in this rare find, stop by and see what this property has to offer. Existing block buildings and cover sheds on site. This site has not been available to the general public for generations. Very Clean!**      Rip Rgts: **Yes**  
Island Name:  
Timber Rgts Rsv: **No**

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

Directions: **From Village access to Salmon River off Lewis Street, Continue South ( though pine border) to property. Or Lewis Street as it intersects Rt 13 at the RR crossing. Map attached.**

**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: **Other - See Remarks, Sewer Available**  
Utils Avail: **Cable, Electric, Gas, Other - See Remarks, Sanitary Sewer, Telephone, Water**  
Heating Fuel:  
Water Htr Fuel:  
Water Supply: **Public**  
Type of Well: **None**  
Well Location:

**Miscellaneous Information**

Avail Docs: **Aerials**

Dev Status: **Other - See Remarks**  
Soil: **Gravel, Other - See Remarks**  
Seller Provides:  
Conditions: **Other - See Remarks**  
Seller Stake in Lnd:  
Driveway Desc: **Blacktop, Other - See Remarks, Parking Area, Stone/Gravel, Turnaround**  
Possible Uses: **Commercial, Duplex Development, Hotel/Motel, Industrial, Multi Unit Development, Office Building, Other - See Remarks, Recreational, Single Family Development, Warehouse**  
Lot Information: **Beach/Water Access - See Remarks, City or Village, Commercial Zoning, Residential**  
# Crop Acres: **0.0000** # Timber Acres: **0.0000**  
# Tillable Acres: **0.0000** # Pasture Acres: **0.0000**

Restrictions:

Addl Site Data:

**Financial Information**

Type of Sale: **Normal**  
Tax Info:  
Town/Cnty Tax: **\$2,612**  
Closed Date:

Annl Spc Assess: **\$0**  
Assess Val: **\$161,203**  
City/Vil Tax: **\$1,040**  
Sales Price:

Lot Rent:  
School Tax: **\$3,865**  
Total Taxes: **\$7,517**  
DOM: **193**

MLS#: **S1296987**

Brett Ransford  
Not Licensed

Canaan Realty  
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