



MLS#: **S1302159** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
Lot B E Lake Rd List Price: **\$45,000**
 County: **Onondaga** Zip: **13152** LP/SF:
 Town: **Spafford** Pstl City: **Skaneateles** Acres: **5.16**
 Area #: **Spafford-315200** Cross St: **Dave Hull Rd**
 Subdivision: Lot Front: **476**
 TxMap#: **315200-018-001-0001-005-000-0000** Lot Depth: **1,170**
 City Nghbrhd: Lot Shape:
 School Dist: **Skaneateles** Lot #: **567**
 High School: SqFt:
 Middle School: # Photo: **11**
 Elem School:

General Information

Type: **Approved, Building Lot, Farmland, Other - See Remarks** Improvement:
 Topography: **Other - See Remarks, Rolling**
 Road Ft/Desc: **Rural, Town** Buildings: **None**
 Zoning: Milk Mkt: # Horse Stls: **0**
 Land Feat: **Open Farm, Other - See Remarks, Scenic View**
 Addl Rooms: Baths: Stories: Rooms:
 Bedrooms: On Wtrfrnt: **No** Footage:
 Name: Island Name: Rip Rgts: **No**
 GOM Rts Rsv: **No** Timber Rgts Rsv: **No**
 Public Remarks: **Large lot located only minutes south of the Village in the Skaneateles School District. The gently rolling land provides a wonderful setting for your new home! This lot consists of 3 approved lots for one low price. Come enjoy the rural countryside near Skaneateles Lake.**

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

Directions: **East Lake Rd south from Route 20 approximately 8.5 miles on right. Land fronts both Dave Hull Rd and East Lake Rd.**

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: **Electric, Other - See Remarks, Telephone**
 Heating Fuel: Water Htr Fuel:
 Water Supply: **Well Required**
 Type of Well: **None** Well Location:

Miscellaneous Information

Avail Docs: **Aerials**
 Dev Status: **Other - See Remarks, Plan Approved, Raw Land**
 Soil: Restrictions:
 Seller Provides: **Other - See Remarks**
 Conditions: Addl Site Data:
 Seller Stake in Lnd:
 Driveway Desc: **None**
 Possible Uses: **2nd Home Development, Agriculture, Horses, Other - See Remarks, Recreational, Single Family**

Lot Information:
Crop Acres: **0.0000**
Tillable Acres: **0.0000**

**Development
Rural**

Timber Acres: **0.0000**
Pasture Acres: **0.0000**

Wooded Acres: **0.0000**

Financial Information

Type of Sale: **Normal**
Tax Info:
Town/Cnty Tax: **\$393**
Closed Date:

Annl Spc Assess: **\$0**
Assess Val: **\$37,500**
City/Vil Tax: **\$0**
Sales Price:

Lot Rent:
School Tax: **\$562**
Total Taxes: **\$955**
DOM: **25**

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Brett Ransford
Not Licensed

Canaan Realty
8645 E. Seneca TNPk Manlius, NY 13104

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