



New Listing

MLS#: **S1311399** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
Lot 2 Beaver Dam Rd List Price: **\$49,500**
County: **Albany** Zip: **12158** LP/SF:
Town: **Bethlehem** Pstl City: **Selkirk** Acres: **2.52**
Area #: **Bethlehem-012200** Cross St: **Maple Ave**
Subdivision: Lot Front: **170**
TxMap#: **012200-121-004-0001-016-053-0000** Lot Depth: **398**
City Nghbrhd: Lot Shape:
School Dist: **Selkirk** Lot #: **2**
High School: SqFt:
Middle School: # Photo: **1**
Elem School:

General Information

Type: **Other - See Remarks, Residential** Improvement:
Topography: **Level, Rolling, Scenic**
Road Ft/Desc: **Town** Buildings: **None**
Zoning: Milk Mkt: # Horse Stls: **0**
Land Feat: **Other - See Remarks, Wooded - Partial**
Addl Rooms:
Bedrooms: Baths: Stories: Rooms:
On Wtrfrnt: **No** Island Name: Footage:
Name: Timber Rgts Rsv: **No** Rip Rgts: **No**
GOM Rts Rsv: **No**
Public Remarks: **Spacious, lightly wooded home site with ample road frontage on Beaver Dam Road. Public water available at street and an easy commute to surrounding areas. If you are looking to build a home in the Bethlehem area this lot is one you won't want to miss.**

Unbranded VT:
Aerial Drone Video:
Virtual Tour 3D:

Directions: **From Selkirk, head north on 9W, right onto Cottage Ln, which becomes Maple Ave. Right onto Beaver Dam Rd. Land on left.**

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, Telephone, Water**
Heating Fuel: Water Htr Fuel:
Water Supply: **At Street, Public**
Type of Well: **None** Well Location:

Miscellaneous Information

Avail Docs: **Aerials**
Dev Status: **Raw Land**
Soil: Restrictions:
Seller Provides:
Conditions: **Other - See Remarks**
Seller Stake in Lnd: Addl Site Data:
Driveway Desc: **None**
Possible Uses: **Other - See Remarks, Single Family Development**
Lot Information: **Residential**

Crop Acres: **0.0000**
Tillable Acres: **0.0000**

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

Wooded Acres: **0.0000**

Financial Information

Type of Sale: **Normal**
Tax Info:
Town/Cnty Tax: **\$206**
Closed Date:

Annl Spc Assess: **\$0**
Assess Val: **\$24,400**
City/Vil Tax: **\$0**
Sales Price:

Lot Rent:
School Tax: **\$484**
Total Taxes: **\$690**
DOM: **1**

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Brett Ransford
Not Licensed

Canaan Realty
8645 E. Seneca TNPK Manlius, NY 13104

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