



New Listing

MLS#: **S1312018** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**  
**559 Peterboro & Main Street** List Price: **\$49,500**  
County: **Madison** Zip: **13032** LP/SF:  
Town: **Lenox** Pstl City: **Canastota** Acres: **15.74**  
Area #: **Canastota-Village-253601** Cross St: **Maple Ave**  
Village: **Canastota-Village** Lot Front: **560**  
Subdivision: Lot Depth: **2,310**  
TxMap#: **253601-028-017-0001-013-001-0000** Lot Shape:  
City Nghbrhd: Lot #:   
School Dist: **Canastota** SqFt:  
High School: # Photo: **6**  
Middle School:  
Elem School:

General Information

Type: **Building Lot** Improvement:  
Topography: **Level**  
Road Ft/Desc: **State, Town** Buildings: **None**  
Zoning: Milk Mkt: # Horse Stls: **0**  
Land Feat: **Creek/Stream, Wooded**  
Addl Rooms:  
Bedrooms: Baths: Stories: Rooms:  
On Wtrfrnt: **Yes/River/Stream/Creek** Footage: **2,100**  
Name: **Other** Island Name: Rip Rgts: **No**  
GOM Rts Rsv: **No** Timber Rgts Rsv: **No**  
Public Remarks: **Over 15 acres with nearly 2,100' along Cowaselon Creek. Mostly wooded with double road frontage on both Main Street and State Route 13. Ideal spot for a small business or warehouse.**

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

Directions: **From Village of Canastota head north on Route 13. Cross over the thruway. Land on left just before next bridge (1,000') OR Main Street from Village to land on left across from treatment plant.**

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**  
Heating Fuel: Water Htr Fuel:  
Water Supply: **At Street, Other - See Remarks, Public**  
Type of Well: **None** Well Location:

Miscellaneous Information

Avail Docs: **Aerials**  
Dev Status: **Raw Land**  
Soil: **Other - See Remarks** Restrictions:  
Seller Provides: Conditions: **Other - See Remarks** Addl Site Data:  
Seller Stake in Lnd: **None**  
Driveway Desc: **Agriculture, Other - See Remarks, Recreational, Single Family Development**  
Possible Uses: **Residential**  
Lot Information: # Crop Acres: **0.0000** # Timber Acres: **0.0000** # Wooded Acres: **0.0000**

# Tillable Acres: **0.0000**

# Pasture Acres: **0.0000**

**Financial Information**

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Type of Sale: **Normal**  
Tax Info:  
Town/Cnty Tax: **\$1,921**  
Closed Date:

Annl Spc Assess: **\$0**  
Assess Val: **\$38,700**  
City/Vil Tax:  
Sales Price:

Lot Rent:  
School Tax: **\$935**  
Total Taxes: **\$2,856**  
DOM: **0**

MLS#: **S1312018**

Brett Ransford  
Not Licensed

Canaan Realty  
8645 E. Seneca TNPk Manlius, NY 13104

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