



MLS#: **S1314689** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**  
**0 W Lake Rd** List Price: **\$139,500**  
County: **Madison** Zip: **13035** LP/SF:  
Town: **Cazenovia** Pstl City: **Cazenovia** Acres: **19.40**  
Area #: **Cazenovia-252289** Cross St: **Route 92**  
Subdivision: Lot Front: **219**  
TxMap#: **252289-076-000-0001-009-002-0000** Lot Depth: **2,286**  
City Nghbrhd: Lot Shape:  
School Dist: **Cazenovia** Lot #: **9**  
High School: SqFt:  
Middle School: # Photo: **15**  
Elem School:

**New Listing**

**General Information**

Type: **Building Lot, Other - See Remarks, Recreation, Residential** Improvement:  
Topography: **Other - See Remarks, Rolling, Scenic** Buildings: **None**  
Road Ft/Desc: **Town** Milk Mkt: # Horse Stls: **0**  
Zoning: Land Feat: **Other - See Remarks, Scenic View, Water View, Wooded - Partial**  
Addl Rooms: Bedrooms: Baths: Stories: Rooms:  
On Wtrfrnt: **No** Footage:  
Name: Island Name: Rip Rgts: **No**  
GOM Rts Rsv: **No** Timber Rgts Rsv: **No**  
Public Remarks: **Large acreage lot with a spectacular view of Cazenovia Lake. Ample road frontage, award-winning schools and a secluded setting all enhances this choice lot. Picture your home nestled in the stand of whispering pines, overlooking the lake. This property includes a forever wild easement across the rear 12 acre portion. Perc tested. If you are looking for a spot in the country, but still want to be nearby to the surrounding areas this is a property you will want to see, as it is conveniently situated on the Syracuse side of Cazenovia !**

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

Directions: **From Manlius on Rt 92 to a left onto West Lake Road. Property is just before 2899 West Lake Road.**

**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, Gas, 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: **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, Recreational, Single Family Development**

Lot Information: **Rural**

# Crop Acres: **0.0000**

# Tillable Acres: **0.0000**

# Timber Acres: **0.0000**

# Pasture Acres: **0.0000**

# Wooded Acres: **0.0000**

**Financial Information**

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Type of Sale: **Normal**

Tax Info:

Town/Cnty Tax: **\$407**

Closed Date:

Annl Spc Assess: **\$0**

Assess Val: **\$39,800**

City/Vil Tax: **\$0**

Sales Price:

Lot Rent:

School Tax: **\$734**

Total Taxes: **\$1,141**

DOM: **0**

MLS#: **S1314689**

Brett Ransford

Not Licensed

Canaan Realty

8645 E. Seneca TNPk Manlius, NY 13104

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