



New Listing

MLS#: **S1327453** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
7196 Lakeshore Rd List Price: **\$320,000**
County: **Onondaga** Zip: **13039** Acres: **165.00**
Town: **Cicero** Pstl City: **Cicero** Cross St: **Mapleview Rd**
Area #: **Cicero-312289** Lot Front: **315**
Subdivision: Lot Depth: **3,398**
TxMap#: **312289-080-000-0003-017-000-0000** Lot Shape:
City Nghbrhd: Lot #: **17**
School Dist: **North Syracuse** SqFt:
High School: # Photo: **8**
Middle School:
Elem School:

General Information

Type: **Recreation, Residential** Improvement:
Topography: **Level, Rolling, Scenic**
Road Ft/Desc: **Town** Buildings: **None**
Zoning: Milk Mkt: # Horse Stls: **0**
Land Feat: **Other - See Remarks, Scenic View, Wet Area, Wooded - Partial**
Addl Rooms:
Bedrooms: Baths: Stories: Rooms:
On Wtrfrnt: **Yes/River/Stream/Creek** Footage: **30**
Name: **Other** Island Name: Rip Rgts: **No**
GOM Rts Rsv: **No** Timber Rgts Rsv: **No**
Public Remarks: **Rare find in this large acreage mix use site. Ideally situated just minutes from downtown. With over 160 deeded acres, this choice site is ideal for the mix use of single family home site in an established neighborhood, within walking distance to the Elementary School with full utilities available. Or, use for a recreational property with wooded trails spanning over half a mile from side to side, great for 4-wheeling, hiking, or skiing the many trails and paths throughout the property. Excellent potential for your new home, or just enjoy for a year-round getaway destinations just minutes from Oneida Lake and the many area marinas, fine dining, and country clubs. Residential or recreational choices abound on this wonderful, level, wooded site with a meandering stream and seasonal wet area which adds to the charm. If you are looking for for a large acreage home site, or a recreational property that's close to Downtown this is an ideal choice!**

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

Directions: **Route 31 E to a left onto South Bay Rd to the end. Right onto Lakeshore Rd approx. 1.6 miles to a right onto Bay View Drive. 1st left. Follow to the end onto Boardwalk Drive. Left (to drive lane). Land begins at the gate.**

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** Waste Disp: **Other - See Remarks, Septic Required**
HVAC Type:
Utils Avail: **Electric, Sanitary Sewer, Telephone, Water**
Heating Fuel: Water Htr Fuel:
Water Supply: **Other - See Remarks, Well Required**
Type of Well: **None** Well Location:

Miscellaneous Information

Avail Docs: **Aerials**

Dev Status: **Raw Land**

Soil: Restrictions:

Seller Provides: **Other - See Remarks**

Conditions: **Other - See Remarks**

Seller Stake in Lnd: **Other - See Remarks**

Driveway Desc: **Other - See Remarks, Recreational, Single Family Development**

Possible Uses: **Other - See Remarks, Recreational, Single Family Development**

Lot Information: **Rural**

Crop Acres: **0.0000** # Timber Acres: **0.0000** # Wooded Acres: **0.0000**

Tillable Acres: **0.0000** # Pasture Acres: **0.0000**

Financial Information

Type of Sale: **Normal**

Tax Info: Annl Spc Assess: **\$0**

Town/Cnty Tax: **\$2,105** Assess Val: **\$168,850** Lot Rent: **\$3,957**

Closed Date: City/Vil Tax: **\$0** Total Taxes: **\$6,062**

Sales Price: DOM: **3**

MLS#: **S1327453**

Brett Ransford

Canaan Realty

Not Licensed

8645 E. Seneca TNPK Manlius, NY 13104

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