



New Listing

MLS#: **S1334402** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
68 Dewey Ave List Price: **\$1,200,000**
County: **Monroe** Zip: **14612** LP/SF:
Town: **Greece** Pstl City: **Rochester** Acres: **68.00**
Area #: **Greece-262800** Cross St: **Route 143**
Subdivision: Lot Front: **1,041**
TxMap#: **262800-046-020-0001-001-000** Lot Depth: **1,369**
City Nghbrhd: Lot Shape:
School Dist: **Greece** Lot #: **1**
High School: SqFt:
Middle School: # Photo: **1**
Elem School:

General Information

Type: **Other - See Remarks, Residential** Improvement:
Topography: **Other - See Remarks**
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: **Large acreage development site located in one of Rochester's ideal locations. This nearly 70 acre development property is ideal for a single family detached development. Potential uses could include multi-family/apartments, or senior development. Owner is willing to consider a solar farm, which could potentially house several smaller MGW systems. All located just minutes from the expressway and downtown Rochester with full utilities and an easy drive to a private golf club. Under 3/4 mile to city beach front parks, and marina.**

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

Directions: **Dewey Ave North or from Expressway, Dewey Ave exit N to first right onto Ling Road land on left just past apartments and across from Fire Department.**

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: **Sewer Available**
HVAC Type:
Utils Avail: **Electric, Gas, Sanitary Sewer, Water**
Heating Fuel: Water Htr Fuel:
Water Supply: **Public**
Type of Well: **None** Well Location:

Miscellaneous Information

Avail Docs: **Aerials, Other - See Remarks**
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: **\$3,162**
Closed Date:

Annl Spc Assess: **\$0**
Assess Val: **\$166,600**
City/Vil Tax: **\$0**
Sales Price:

Lot Rent:
School Tax: **\$4,094**
Total Taxes: **\$7,256**
DOM: **2**

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Brett Ransford
Not Licensed

Canaan Realty
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