



New Listing

MLS#: **S1350043** **Single Family Residential** **A-Active**
8101 State Route 80 List Price: **\$875,000**
 County: **Onondaga** Zip: **13063** Acres: **90.00**
 Town: **Fabius** Pstl City: **Fabius** Cross St: **Pompey Center**
 Area #: **Fabius-313089**
 Subdivision: Lot Front: **1,346**
 TxMap#: **313089-109-000-0004-002-001-0000** Lot Depth: **2,237**
 City Nghbrhd: Lot Shape: **Irregular**
 School Dist: **Fabius-Pompey** Lot #:
 High School: SqFt [PubRec]: **3,100 [2,644]**
 Middle School: AboveGrade Sq: **[2,644]**
 Elem School: Year Built: **2010**
 Yr Blt Desc: **Existing**
 # Photo: **37**

General Information

Style of Res:	Contemporary, Farmhouse	Full Baths:	2	Bedrooms:	3	1st Flr:	1	Full	1	Half	1
Built By:		Half Baths:	1	Total Rooms:	9	2nd Flr:	2	1	0		
Stories:	2.0	Tot Baths:	2.1	# Beds/Sept:		3rd Flr:	0	0	0		
Exter Constr:	Composition					4th Flr:	0	0	0		
Driveway:	Other - See Remarks, Parking Area, Stone/Gravel, Turnaround					Bsmnt:	0	0	0		
Garage:	2.1/Attached					Total:	3	2	1		
Lot Info:	Agricultural District, Horses Permitted, Other - See Remarks, Primary Road, Rural Road, Secluded	Roof Descr:	Asphalt, Other - See Remarks								
Attic:	Partial	Foundation:	Block, Other - See Remarks								
Basement:	Exterior Walkout, Full, Partially Finished										
Waterfront:	No	Footage:									
Name:		Island Name:									

Public Remarks: **Spacious seclusion abounds on this large, nearly 90 acre sheep farm with meticulously maintained large and modern country home. The home was built in 2010 and boasts 3100 sf. Spacious entryway looks directly out through the 2 story living room to a view of the back acreage. The south wing of the home features a gourmet chef designed kitchen with a top of the line 6 gas burner cooktop w/ stainless steel vent hood, leathered and honed granite countertops, and island w/sink. Full custom solid cherry cabinets with inlaid doors & hand crafted hardware. Breakfast corner & formal dining area too! Enjoy cozy winter nights w/ a log on the oversized fireplace. 1st floor master suite w/ patio door to balcony overlooking a stone patio. 2nd floor includes two bedrooms and a full bath, along with a sitting area with lots of glass to overlook the rolling fields and enjoy sunrise views. Potential for another bedroom in the bonus room above the garage. Walkout basement plumbed and wired for another bed/bath or a rec/exercise area w/ multiple door access directly to the patio. Pole barn for storage and livestock, trails throughout the property & woods. Ideal setting for horse, sheep, alpaca etc!**

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

Directions: **Take Route 80 from Pompey to 8101 Route 80, just before the intersection with Pompey Center Rd.**
Interior & Exterior Features

Add'l Rooms:	1st Floor Master Suite, Living Room, Other - See Remarks, Porch - Open, Possible Additional Bedroom	Total FP:	1	# Artificial:	0
Add'l Interior Features:	Other - See Remarks, Pex Plumbing- Some, Two Story Foyer, Water Softener - Owned	# Gas:	0	# Pellet:	0
Add'l Exterior Features:	Cable TV Available, Deck, Garage Door Opener, High Speed Internet, Other - See Remarks, Private Yard - see Remarks, Propane Tank - Leased	# Wood Burning:	1	# Wood Stove:	0
Add'l Struct:	Barn / Outbuilding, Shed	# Coal:	0	# Other:	0
Kitch/Dining:	Eat-In, Formal Dining Room, Granite Counter, Island, Other - See Remarks	# Freestanding:	0	# Not Rep to Code:	0
Appliances:	Convection, Dryer, Oven/Range Built-In, Oven/Range Electric, Washer				
Accessibility:					
Floor:	Hardwood-Some, Other - See Remarks, Wall To Wall Carpet-Some				

Utilities Information

HVAC Type:	Forced Air, Heat Pump, Hot Water, Other - See Remarks, Programmable Thermostat	Sewer:	Other - See Remarks, Septic
Heating Fuel:	Electric, Other - See Remarks, Wood	Water:	Well
Water Htr Fuel:	Other - See Remarks	ENERGY STAR® Qualified:	Appliances, Cooling, Heating, Windows
Emerg Backup:		Well Location:	rmk
Type of Well:	Drilled		

Financial Information

Possible Fin:	Cash, Conventional, FHA, Other - See Remarks, VA	Type of Sale:	Normal
1st Mtg Bal:	\$0	Equity:	\$875,000.00
2nd Mrt Bal:	\$0	Town/Cnty Tax:	\$5,670
Tax Info:	Taxes include Special Tax Dist	City/Vil Tax:	\$0
Assess Val:	\$377,600	School Tax:	\$9,044
HOA Pay Desc:	None	Total Taxes:	\$14,714
HOA Fee:		Lot Rent:	
		Annl Spc Assess:	\$0

HOA Amen:
Sale Price:

DOM: **1**

Closed Date:

MLS#: **S1350043**

Brett Ransford
Not Licensed

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