



MLS#: **S1351287** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
3863 Cottons Rd List Price: **\$1,500,000**
 County: **Madison** Zip: **13032** LP/SF: **\$779.63**
 Town: **Lincoln** Pstl City: **Canastota** Acres: **204.32**
 Area #: **Lincoln-253800** Cross St: **Oxbow Rd**
 Subdivision: Lot Front: **2,403**
 TxMap#: **253800-052-000-0001-001-000-0000** Lot Depth: **3,500**
 City Nghbrhd: Lot Shape:
 School Dist: **Canastota** Lot #: **1**
 High School: SqFt: **1,924**
 Middle School: # Photo: **50**
 Elem School:

General Information

Type: **Agricultural, Farm - Working** Improvement:
 Topography: **Hilly, Level, Rolling, Scenic, Slight Slope, Steep Slope**
 Road Ft/Desc: **Town** Buildings: **Arena, Barn - Wood, Barn-Horse, Other - See Remarks, Outbuilding**
 Zoning: Milk Mkt: # Horse Stls: **0**
 Land Feat: **Creek/Stream, Pond, Scenic View, Spring, Wet Area, Wooded - Partial**
 Addl Rooms: **1st Floor Bedroom, Den/Study, Florida/Sun Room- Heated, Laundry-1st Floor, Living Room, Master Bedroom Bath**
 Bedrooms: **3** Baths: **2/0** Stories: **2.0** Rooms: **7**
 On Wtrfrnt: **Yes/Pond** Footage: **0**
 Name: **Canastota Creek** Island Name: Rip Rgts: **No**
 GOM Rts Rsv: **No** Timber Rgts Rsv: **No**
 Public Remarks: **Nothing to do but move in! Fair Haven Farm, set on 204+ acres with a stream, 9 paddocks, pastures, tillable land & riding trails, is the very definition of bucolic. Lovingly updated, expanded & maintained, with no expense spared, this premier facility for horses is centrally located just minutes from the NYS Thruway. Fully insulated & heated main barn with 17 stalls, 2 wash stalls w/ hot & cold water, grooming area w/ central vac, impressive tack room, laundry, full bath, full loft (for storage or a wedding) w/ hay drop, connected to horse exerciser building & 80' x 200' indoor arena w/ loads of natural light perfect for all riders. Stand alone barn - 3 stalls, workshop & hay loft storage. Run-in shed across the street. The home was rebuilt to exacting standards - new windows, foam insulation, surround sound - relax in living room w/ gas fireplace or windowed sun room, entertain in the fireplaced dining room, the kitchen is a cook's dream with top-of-the-line appliances. Rounding out the main floor is bright office, bedroom and upscale full bath. Master suite has a vaulted ceiling, luxurious bath & custom-fitted walk-in closet. Property also under MLS s1350733 & s1242267 & s1350733**

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

Directions: **From Thruway: take exit 34, turn left on N. Peterboro St towards Canastota (cross Route 5) and continue on Oxbow Rd, turn right onto Cottons Rd and then on right, #3863.**

Residence Information

Style of Res: **Traditional, Working Farm** Garage: **1.0/Attached**
 Exterior Cnstr: **Frame, Wood**
 BR 1st Flr: **2** BR 2nd Flr: **1** BR 3rd Flr: **0** BR Basement: **0**
 FB 1st Flr: **1** FB 2nd Flr: **1** FB 3rd Flr: **0** FB Basement: **0**
 HB 1st Flr: **0** HB 2nd Flr: **0** HB 3rd Flr: **0** HB Basement: **0**
 Kitchen: **Eat-In, Formal Dining Room, Pantry, Solid Surface Counter**
 Basement: **Crawl Space, Full, Partial**
 Floor: **Hardwood-Some, Tile-Some, Wall To Wall Carpet-Some**
 Attic: **Partially Finished, Pull Down Stairs, Unfinished** Roof Desc:
 Addl Rooms: **1st Floor Bedroom, Den/Study, Florida/Sun Room- Heated, Laundry-1st Floor, Living Room, Master Bedroom Bath**
 Interior Feat: **Cathedral Ceiling, Ceiling Fan, Circuit Breakers - Some, Copper Plumbing - Some, Natural Woodwork - some, Sump Pump, Water Purification System, Water Softener - Owned, Whirlpool Tub**
 Exterior Feat: **Cable TV Available, Deck, Garage Door Opener, High Speed Internet, Partially Fenced Yard, Private Yard - see Remarks, Thermal Windows - Some**
 Appliances: **Convection, Cooktop - Gas, Dishwasher, Disposal, Double Oven, Microwave, Refrigerator-Built In**
 Accessibility: **Poured, Stone**
 Foundation:
 Emerg Backup:
 ENERGY STAR
 Qualified®:
 # Fireplace: **2** # Artificial: **0** # Gas: **1** # Pellet: **0**
 # Wood Burning: **1** # Wood Stove: **0** # Coal: **0** # Other: **0**
 # Freestanding: **0** # Not to Code: **0**

Utilities Information

Utils on Site: **Cable, Electric, High Speed Internet, Telephone On Site**
 HVAC Type: **AC-Central, Forced Air, Municipal Electric, Waste Disp: Septic**

Programmable Thermostat
Utils Avail: **Cable, Electric, High Speed Internet, Telephone**
Heating Fuel: **Propane** Water Htr Fuel: **Propane**
Water Supply: **Well Over 100 Feet**
Type of Well: **Drilled** Well Location: **front yard**

Miscellaneous Information

Avail Docs: **Aerials, Deed, Survey**
Dev Status: **Other - See Remarks**
Soil: Restrictions:
Seller Provides: **Other - See Remarks**
Conditions: **Other - See Remarks**
Seller Stake in Lnd: Addl Site Data:
Driveway Desc: **Blacktop, Circular, Double Wide, Parking Area, Stone/Gravel**
Possible Uses: **Agriculture, Horses, Recreational, Single Family Development**
Lot Information: **Residential, Rural, Tillable**
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** Annl Spc Assess: **\$0** Lot Rent:
Tax Info: Assess Val: **\$552,000** School Tax: **\$14,724**
Town/Cnty Tax: **\$7,398** City/Vil Tax: **\$0** Total Taxes: **\$22,122**
Closed Date: Sales Price: DOM: **89**

MLS#: **S1351287**

Brett Ransford
Not Licensed

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