



New Listing

MLS#: **S1355944**      **Single Family Residential**      **A-Active**  
**4678 Fox Rd**      List Price: **\$395,000**  
 County: **Cortland**      Zip: **13040**      Acres:  
 Town: **Cincinnatus**      Pstl City: **Cincinnatus**      Cross St: **Fox Rd**  
 Area #: **Cincinnatus-112000**  
 Subdivision:  
 TxMap#: **112000-121-000-0001-005-120-0000**      Lot Front: **500**  
 City Nghbrhd:      Lot Depth: **1,500**  
 School Dist: **Cincinnatus**      Lot Shape: **Irregular**  
 High School:  
 Middle School:  
 Elem School:      Lot #:      SqFt [PubRec]: **2,800** []  
    AboveGrade Sq: []  
    Year Built: **1850**  
    Yr Blt Desc: **Existing**  
    # Photo: **25**

**General Information**

Style of Res:	<b>Colonial, Farmhouse</b>	Full Baths:	<b>2</b>	Bedrooms:	<b>4</b>	Beds	Full	Half	
Built By:		Half Baths:	<b>0</b>	Total Rooms:	<b>8</b>	1st Flr:	<b>1</b>	<b>1</b>	<b>0</b>
Stories:	<b>2.0</b>	Tot Baths:	<b>2.0</b>	# Beds/Sept:		2nd Flr:	<b>3</b>	<b>1</b>	<b>0</b>
Exter Constr:	<b>Other - See Remarks, Wood</b>					3rd Flr:	<b>0</b>	<b>0</b>	<b>0</b>
Driveway:	<b>Other - See Remarks, Stone/Gravel</b>					4th Flr:	<b>0</b>	<b>0</b>	<b>0</b>
Garage:	<b>0.0/No Garage</b>					Bsmnt:	<b>0</b>	<b>0</b>	<b>0</b>
Lot Info:	<b>Agricultural District, Home Office Zoning, Horses Permitted, Other - See Remarks, Rural Road</b>			Roof Descr:	<b>Metal, Other - See Remarks</b>	Total:	<b>4</b>	<b>2</b>	<b>0</b>
Attic:	<b>Partial</b>			Foundation:	<b>Other - See Remarks, Stone</b>				
Basement:	<b>Partial</b>								
Waterfront:	<b>Yes/Pond</b>	Footage:	<b>100</b>	Riparian Rgts?	<b>No</b>				
Name:	<b>Other</b>	Island Name:							

Public Remarks: **Updated country farmhouse! This spacious 3-4 bedroom farmhouse has been updated from the basement to the roof. All new electrical, heat, insulation, and roofing. Painstakingly crafted to keep the farmhouse charm while blending many modern touches to this timeless home. With the home as the centerpiece to this ideally situated property, thoughtfully designed to foster self-sustainability. The spacious multi-purpose barn for storage, livestock, laying hens, and more is only a short walk from the home, which overlooks the nearly 40 acre property with a pond, open fields/pastures and roughly 10 acres of woods (ideal for hunting stand and maple taps!). If you are searching for a manageable sized country property in move-in condition this is a must see! Just minutes from Cortland, or a short drive to Syracuse, Ithaca, and many other sought after areas of the Central New York Region.**

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

Directions: **From Exit 10 Rt 81 head east on Rt 41 for approx 11 miles. Right onto Fox Rd to 4678 on left.**

**Interior & Exterior Features**

Add'l Rooms:	<b>1st Floor Bedroom, Family Room, Other - See Remarks, Porch - Open, Workshop</b>	Total FP:	<b>1</b>	# Artificial:	<b>0</b>
Add'l Interior Features:	<b>Water Purification System</b>	# Gas:	<b>0</b>	# Pellet:	<b>0</b>
Add'l Exterior Features:	<b>Other - See Remarks</b>	# Wood Burning:	<b>0</b>	# Wood Stove:	<b>1</b>
Add'l Struct:	<b>Barn / Outbuilding, Other</b>	# Coal:	<b>0</b>	# Other:	<b>0</b>
Kitch/Dining:	<b>Country Kitchen, Other - See Remarks, Solid Surface Counter</b>	# Freestanding:	<b>0</b>	# Not Rep to Code:	<b>0</b>
Appliances:	<b>Dishwasher, Dryer, Oven/Range Gas, Refrigerator, Washer</b>				
Accessibility:					
Floor:	<b>Ceramic-Some, Hardwood-Some, Other - See Remarks</b>				

**Utilities Information**

HVAC Type:	<b>AC Unit-Wall, Other - See Remarks, Stove</b>	Sewer:	<b>Septic</b>
Heating Fuel:	<b>Electric, Other - See Remarks, Wood</b>	Water:	<b>Well</b>
Water Htr Fuel:	<b>Electric</b>	ENERGY STAR® Qualified:	<b>Appliances, Cooling, Heating, Lighting</b>
Emerg Backup:	<b>Panel Connection for Generator</b>	Well Location:	<b>by barn</b>
Type of Well:	<b>Drilled</b>		

**Financial Information**

Possible Fin:	<b>Cash, Conventional</b>	Type of Sale:	<b>Normal</b>	Town/Cnty Tax:	<b>\$2,911</b>
1st Mtg Bal:	<b>\$0</b>	Equity:	<b>\$395,000.00</b>	City/Vil Tax:	<b>\$0</b>
2nd Mrt Bal:	<b>\$0</b>			School Tax:	<b>\$2,532</b>
Tax Info:				Total Taxes:	<b>\$5,443</b>
Assess Val:	<b>\$153,000</b>	Annl Spc Assess:	<b>\$0</b>	Lot Rent:	
HOA Pay Desc:	<b>None</b>				
HOA Fee:					
HOA Amen:					
Sale Price:		DOM:	<b>0</b>	Closed Date:	

Not Licensed

8645 E. Seneca TNPk Manlius, NY 13104

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