



MLS#: **S1362553**

**Lots, Land, Farms, and Seasonal/Camps**

**A-Active**

**35 acres S Meadow Dr**

List Price: **\$695,000**

County: **Madison**  
Town: **Cazenovia**

Zip: **13035**  
Pstl City: **Cazenovia**

LP/SF:

Acres: **35.38**

Cross St: **Number 9 Rd**

Area #: **Cazenovia-Village-252201**

Village: **Cazenovia-Village**

Lot Front: **120**

Lot Depth: **1,082**

Subdivision:

TxMap#: **252201-095-017-0003-003-001-0000**

Lot Shape:

Lot #: **3**

City Nghbrhd:

School Dist: **Cazenovia**

SqFt:

# Photo: **9**

High School:

Middle School:

Elem School:

**General Information**

Type: **Approved, Building Lot, Other - See Remarks, Residential** Improvement: **Other - See Remarks**

Topography: **Level, Other - See Remarks, Rolling, Scenic, Slight Slope**

Road Ft/Desc: **Other - See Remarks**

Buildings: **None**

Zoning:

Milk Mkt:

# Horse Stls: **0**

Land Feat: **Other - See Remarks**

Addl Rooms:

Bedrooms:

Baths:

Stories:

Rooms:

On Wtrfrnt: **No**

Footage:

Name:

Island Name:

Rip Rgts: **No**

GOM Rts Rsv: **No**

Timber Rgts Rsv: **No**

Public Remarks: **Incredible opportunity to find an approved 47 lot subdivision, nearly shovel ready and with full utilities available in the Historic Village of Cazenovia. A country setting with full Village utilities and service. The Link Trail adjoins the back of this section, providing unparalleled access to the Art Park and to miles of hiking and walking trails. This subdivision is the final phase of one of Cazenovia's premier offerings, with more than three dozen homes nestled in the rolling hills and woods at the southern edge of the Village. Lots range from gentle flat lots, to slightly rolling sites with views of the surrounding foothills. If you are seeking your next investment in the Real Estate market this is a must see!**

Unbranded VT:

Aerial Drone Video:

Virtual Tour 3D:

Directions: **From Cazenovia, head south on Mill Street approx. 1 mile to a left onto South Meadow Drive.**

**Residence Information**

Style of Res:  
Exterior Cnstr:

Garage:

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**

HVAC Type:

Waste Disp: **Sewer Available**

Utils Avail:

**Cable, Electric, Gas, Sanitary Sewer, Storm Sewer, Telephone, Water**

Heating Fuel:

Water Htr Fuel:

Water Supply: **Other - See Remarks, Public**

Type of Well: **None**

Well Location:

**Miscellaneous Information**

Avail Docs: **Aerials, Boundary Data, Data Sheet, Other - See Remarks, Site Plan, Soil Data, Survey, Topographical Data**

Dev Status: **Cleared Land, Other - See Remarks, Plan Approved, Preliminary Plan, Site Plan Recorded**

Soil: Restrictions: **Building, Other - See Remarks**

Seller Provides:

Conditions: **Other - See Remarks**

Seller Stake in Lnd:

Addl Site Data: **Deed Restriction, Other - See Remarks**

Driveway Desc: **Other - See Remarks**

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

Lot Information: **City or Village, Residential, Subdivision**

# 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: **\$86,000**

School Tax: **\$1,669**

Town/Cnty Tax: **\$960**

City/Vil Tax: **\$540**

Total Taxes: **\$3,169**

Closed Date:

Sales Price:

DOM: **0**

MLS#: **S1362553**

Brett Ransford

Canaan Realty

Not Licensed

8645 E. Seneca TNPK Manlius, NY 13104

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