



New Listing

MLS#: **S1374216** **Single Family Residential** **A-Active**
1499 E Lake Rd List Price: **\$395,000**
County: **Onondaga** Zip: **13152** Acres: **41.00**
Town: **Spafford** Pstl City: **Skaneateles** Cross St: **Nunnery**
Area #: **Spafford-315200**
Subdivision: Lot Front: **1,330**
TxMap#: **315200-018-000-0004-003-000-0000** Lot Depth: **2,113**
City Nghbrhd: Lot Shape: Lot #: **3**
School Dist: **Skaneateles** SqFt [PubRec]: **1,824 [1,824]**
High School: AboveGrade Sq: **[1,824]**
Middle School: Year Built: **1800**
Elem School: Yr Blt Desc: **Existing**
Photo: **18**

General Information

Style of Res:	Farmhouse, Old Style	Full Baths:	2	Bedrooms:	4	Beds	Full	Half	
Built By:		Half Baths:	0	Total Rooms:	9	1st Flr:	1	1	0
Stories:	1.7	Tot Baths:	2.0	# Beds/Sept:	4	2nd Flr:	3	1	0
Exter Constr:	Aluminum/Steel					3rd Flr:	0	0	0
Driveway:	Circular, Other - See Remarks, Stone/Gravel					4th Flr:	0	0	0
Garage:	0.0/No Garage					Bsmnt:	0	0	0
Lot Info:	Agricultural District, Horses Permitted, Other - See Remarks, Primary Road	Roof Descr:	Asphalt			Total:	4	2	0
Attic:	None	Foundation:	Block, Stone						
Basement:	Exterior Walkup/Bulkhead Doors, Partial, Slab								
Waterfront:	No	Footage:			Riparian Rgts?	No			
Name:		Island Name:							

Public Remarks: **Rare find in this 40 plus acre well built farmette , from the mostly open rolling country acres, ideal for horses, or other livestock, to the woods and the (formerly) stocked pond. The spacious 4 bedroom home with bright open eat-in kitchen with pastoral views over the back deck and sunset. one bedroom , formal living room, office and front room round out the main floor with 3 bedrooms on second floor. Start your plants early in the sunroom just off the kitchen. Imagine all the fruits, flowers and vegetable you can grow in the fertile soils. The spacious multi stalled barn with hay and grain loft is the ideal size for a few horses or goats with an open level dressage ring awaiting you. Take a stroll along the laneway and fields in the cool of the summer and watch the colors come alive in the Autumn sun. Enjoy all the seasonal luxuries of one of New York's finest Finger Lakes- just minutes from the Village of Skaneateles located on East Lake Road. NO SHOWINGS/NEGOTIATIONS UNTIL SUNDAY 10/24/21.**

Unbranded VT:
Aerial Drone Video:
Virtual Tour 3D:

Directions: **rt 20 in Skaneateles, head South on E. Lake road approx. 9 miles to 1499 on Right hand side.**

Interior & Exterior Features

Add'l Rooms:	1st Floor Bedroom, Den/Study, Family Room, Florida/Sun Room- Unheated, Laundry-Basement	Total FP:	0	# Artificial:	0
Add'l Interior Features:	Circuit Breakers - Some, Copper Plumbing - Some, Other - See Remarks, Sliding Glass Door, Sump Pump	# Gas:	0	# Pellet:	0
Add'l Exterior Features:	Cable TV Available, Deck, High Speed Internet, Other - See Remarks, Private Yard - see Remarks, Propane Tank - Leased	# Wood Burning:	0	# Wood Stove:	0
Add'l Struct:	Barn / Outbuilding, Other	# Coal:	0	# Other:	0
Kitch/Dining:	Country Kitchen, Eat-In, Formal Dining Room, Other - See Remarks	# Freestanding:	0	# Not Rep to Code:	0
Appliances:	Cooktop - Gas, Dishwasher, Dryer, Other - See Remarks, Refrigerator, Washer				
Accessibility:					
Floor:	Hardwood-Some, Other - See Remarks, Tile-Some, Wall To Wall Carpet-Some				

Utilities Information

HVAC Type:	Forced Air, Other - See Remarks	Sewer:	Septic
Heating Fuel:	Oil	Water:	Well
Water Htr Fuel:	Other - See Remarks, Propane	ENERGY STAR® Qualified:	
Emerg Backup:	Panel Connection for Generator, Generator - Permanent, Sump Pump - Battery Power	Well Location:	between house & barn
Type of Well:	Drilled		

Financial Information

Possible Fin:	Cash, Conventional, Other - See Remarks	Type of Sale:	Normal
1st Mtg Bal:	\$0	Equity:	\$395,000.00
2nd Mrt Bal:	\$0	Town/Cnty Tax:	\$2,037
Tax Info:	Taxes include Special Tax Dist	City/Vil Tax:	\$0
Assess Val:	\$191,000	School Tax:	\$2,968
HOA Pay Desc:	None	Total Taxes:	\$5,005
HOA Fee:		Lot Rent:	
HOA Amen:			
Sale Price:		DOM:	0
		Closed Date:	

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Brett Ransford
Not Licensed

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