



MLS#: **S1375609** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**  
**Lot 4 Rolling Hills Rd** List Price: **\$75,000**  
 County: **Onondaga** Zip: **13031** LP/SF:  
 Town: **Camillus** Pstl City: **Camillus** Acres: **6.90**  
 Area #: **Camillus-312089** Cross St: **Breed Road**  
 Subdivision: Lot Front: **60**  
 TxMap#: **part of 312089-021-000-0002-011-001** Lot Depth: **650**  
 City Nghbrhd: **West Genesee** Lot Shape:  
 School Dist: Lot #:  
 High School: SqFt:  
 Middle School: # Photo: **3**  
 Elem School:

**New Listing**

**General Information**

Type: **Building Lot, Other - See Remarks, Recreation, Residential** Improvement: **Other - See Remarks**  
 Topography: **Hilly, Other - See Remarks, Rolling, Scenic, Slight Slope**  
 Road Ft/Desc: **County, Town** Buildings: **None, Other - See Remarks**  
 Zoning: Milk Mkt: # Horse Stls: **0**  
 Land Feat: **Other - See Remarks, Scenic View, Wooded - Partial**  
 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: **Nearly 7 acres mostly wooded building site with two smaller meadows. Build in the woods or position your home in one of the meadows for a seasonal view of to downtown. Narrow frontage opens to a choice shaped property providing ideal amount of privacy. Come see what this country setting offers.**

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

Directions: **No sign on property, located on Rolling Hills Road, entrance will be between 2605 and 2595 Rolling Hills Road.**

**Residence Information**

Style of Res: Garage:  
 Exterior Cnstr:  
 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: **Septic Required**  
 Utils Avail: **Cable, Electric, Gas, Other - See Remarks, Water**  
 Heating Fuel: Water Htr Fuel:  
 Water Supply: **Public**  
 Type of Well: **None** Well Location:

**Miscellaneous Information**

Avail Docs: **Aerials, Preliminary Plans, Survey**  
 Dev Status: **Raw Land** Restrictions: **Municipality Approval Required, Other - See Remarks, Subdivision**  
 Soil:  
 Seller Provides: **Lot Appraisal, Other - See Remarks, Survey**  
 Conditions: **Other - See Remarks, Sell Subject To Lot Approval**  
 Seller Stake in Lnd: Addl Site Data:

Driveway Desc: **None, Other - See Remarks**

Possible Uses: **Other - See Remarks**

Lot Information: **Rural**

# 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: **\$350,700**

School Tax: **\$9,567**

Town/Cnty Tax: **\$5,095**

City/Vil Tax:

Total Taxes: **\$14,662**

Closed Date:

Sales Price:

DOM: **0**

MLS#: **S1375609**

Brett Ransford

Canaan Realty

Not Licensed

8645 E. Seneca TNPk Manlius, NY 13104

Listing content is subject to copyright and license agreements, and may only be used as permitted by MLS rules, regulations, and policies. Listing content is not guaranteed accurate by the MLS Friday, October 29, 2021