



MLS#: **S1382643** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
2814 W Seneca List Price: **\$139,000**
County: **Onondaga** Zip: **13108** LP/SF:
Town/City: **Marcellus** Pstl City: **Marcellus** Acres: **10.14**
Area #: **Marcellus-314089** Cross St: **Lathrop Drive**
Subdivision: Lot Front: **510**
TxMap#: **314089-015-000-0003-038-004-0000** Lot Depth: **1,250**
City Nghbrhd: Lot Shape:
School Dist: **Marcellus** Lot #: **38**
High School: SqFt:
Middle School: # Photo: **10**
Elem School:

Price Decrease

General Information

Type: **Building Lot, Other - See Remarks, Recreation, Residential** Improvement:
Topography: **Level, Scenic**
Road Ft/Desc: **State** Buildings: **None**
Zoning: Milk Mkt: # Horse Stls: **0**
Land Feat: **Other - See Remarks, Scenic View**
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 for a unique home site nestled along the 18th fairway of The Links at Sunset Ridge. This rare find is in the Historic country Town of Marcellus- conveniently located between Syracuse and picturesque Skaneateles NY. Imagine the relaxation offered at a home setting with your back deck overlooking the tranquil fairways. Or the simplicity of a short stroll to the clubhouse and restaurant. Ample space for privacy afforded on this large acreage site of over 8 deeded acres. Utilities include public water and gas. If you have ever dreamed of building adjoining a golf course, this is a must see site!**

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

Directions: **From Marcellus Village, east 1 mile to a right into the Links at Sunset Ridge entrance.**

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: **None** Waste Disp: **Septic Approved**
HVAC Type:
Utils Avail: **Cable, Electric, Gas, Telephone, Water**
Heating Fuel: Water Htr Fuel:
Water Supply: **Public**
Type of Well: **None** Well Location:

Miscellaneous Information

Avail Docs: **Aerials, Preliminary Plans**
Dev Status: **Preliminary Plan**
Soil: Restrictions:
Seller Provides:
Conditions: **Other - See Remarks**
Seller Stake in Lnd: Addl Site Data:

Driveway Desc: **Shared, Stone/Gravel**
Possible Uses: **Other - See Remarks, Single Family Development**
Lot Information: **Residential, Subdivision**
Crop Acres: **0.0000**
Tillable Acres: **0.0000**

Timber Acres: **0.0000**
Pasture Acres: **0.0000**

Wooded Acres: **0.0000**

Financial Information

Type of Sale: **Normal**
Tax Info:
Town/Cnty Tax: **\$1,425**
Closed Date:

Annl Spc Assess: **\$0**
Assess Val: **\$120,000**
City/Vil Tax: **\$0**
Sales Price:

Lot Rent:
School Tax: **\$2,703**
Total Taxes: **\$4,128**
DOM: **85**

MLS#: **S1382643**

Brett Ransford
Not Licensed

Canaan Realty
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 Wednesday, March 16, 2022