



MLS#: **S1389655** **Lots, Land, Farms, and Seasonal/Camps**

A-Active

4 +/- acres Route 13 S

List Price: **\$80,000**

County: **Madison** Zip: **13035**
Town/City: **Cazenovia** Pstl City: **Cazenovia**
Area #: **Cazenovia-252289**

LP/SF:
Acres: **4.00**
Cross St: **Fire Rd 3957**

Subdivision:
TxMap#: **252289-094-000-0001-026-000-0000**
City Nghbrhd:
School Dist: **Cazenovia**
High School:
Middle School:
Elem School:

Lot Front: **568**
Lot Depth: **621**
Lot Shape:
Lot #:
SqFt:
Photo: **1**

New Listing

General Information

Type: **Other - See Remarks, Residential** Improvement:
Topography: **Other - See Remarks, Rolling, Scenic, Wet Lands-Some**
Road Ft/Desc: **State** Buildings: **None**
Zoning: **Other - See Remarks** Milk Mkt: # Horse Stls: **0**
Land Feat: **Other - See Remarks, 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: **Country lightly wooded setting on this 4 plus acre homesite. Situated just minutes from the Village of Cazenovia. Ample space provides an ideal option to build your new home. Bring your own plans or consider one of our builders. Easy to show.**

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

Directions: **Route 13 South of Village past Meiers Creek Brewing Co. land on Right between 4005 and 3961 Route 13. Signs being installed the week of Feb 20th.**

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: **Electric, Telephone**
Heating Fuel: Water Htr Fuel:
Water Supply: **Well Required**
Type of Well: **None** Well Location:

Miscellaneous Information

Avail Docs: **Aerials**
Dev Status: **Raw Land**
Soil: Restrictions:
Seller Provides:
Conditions: **Other - See Remarks**
Seller Stake in Lnd: Addl Site Data:
Driveway Desc: **None**
Possible Uses: **Other - See Remarks**
Lot Information: **Rural**

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: **\$311**
Closed Date:

Annl Spc Assess: **\$0**
Assess Val: **\$29,000**
City/Vil Tax: **\$0**
Sales Price:

Lot Rent:
School Tax: **\$569**
Total Taxes: **\$880**
DOM: **0**

MLS#: **S1389655**

Brett Ransford
Not Licensed

Canaan Realty
8645 E. Seneca TNPk Manlius, NY 13104

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