



New Listing

MLS#: **S1400153** **Single Family Residential** **A-Active**  
**9251 Caughdenoy Rd** List Price: **\$195,000**  
 County: **Onondaga** Zip: **13029** Acres: **8.70**  
 Town/City: **Clay** Pstl City: **Brewerton** Cross St: **Oak Orchard**  
 Area #: **Clay-312489**  
 Subdivision: Lot Front: **495**  
 TxMap#: **312489-032-000-0002-010-003-0000** Lot Depth: **644**  
 City Nghbrhd: Lot Shape:  
 School Dist: **North Syracuse** Lot #: **10**  
 High School: SqFt [PubRec]: **2,520 [2,520]**  
 Middle School: AboveGrade Sq: **[2,520]**  
 Elem School: Year Built: **1850**  
 Yr Blt Desc: **Existing**  
 # Photo: **22**

**General Information**

Style of Res:	<b>Farmhouse, Old Style, Other - See Remarks</b>	Full Baths:	<b>2</b>	Bedrooms:	<b>3</b>	Beds	Full	Half	
Built By:		Half Baths:	<b>0</b>	Total Rooms:	<b>10</b>	1st Flr:	<b>0</b>	<b>1</b>	<b>0</b>
Stories:	<b>2.0</b>	Tot Baths:	<b>2.0</b>	# Beds/Sept:		2nd Flr:	<b>3</b>	<b>1</b>	<b>0</b>
Exter Constr:	<b>Vinyl, Wood</b>					3rd Flr:	<b>0</b>	<b>0</b>	<b>0</b>
Driveway:	<b>Circular, Other - See Remarks, Stone/Gravel</b>					4th Flr:	<b>0</b>	<b>0</b>	<b>0</b>
Garage:	<b>0.0/No Garage</b>					Bsmnt:	<b>0</b>	<b>0</b>	<b>0</b>
Lot Info:	<b>Corner Lot, Horses Permitted, Other - See Remarks, Primary Road, Secondary Road, Wooded Lot</b>			Roof Descr:	<b>Metal, Other - See Remarks</b>	Total:	<b>3</b>	<b>2</b>	<b>0</b>
Attic:	<b>Scuttle Access</b>			Foundation:	<b>Block</b>				
Basement:	<b>Partial</b>								
Waterfront:	<b>Yes/River/Stream/CreekFootage: 100</b>								
Name:	<b>Other</b>	Island Name:				Riparian Rgts?	<b>No</b>		

Public Remarks: **Introducing a gem of a farmhouse! As you walk through the front door you will be welcomed by the spacious layout, from the formal living room to the relaxing family room nestled in the back portion of the home, a large updated kitchen with plenty of cupboard space. The front room could be a library or study. The laundry and full bath round out the 1st floor. Upstairs there are two large bedrooms, a full bath, and a small bedroom that could double as an office. Existing weathered barn provides plenty of space for hobbies and storage (Sections are insulated & majority of barn has solid Cement flooring. Additional storage around the back of the barn although that section is a bit rough & you may want to repair or remove). Rare opportunity for an older farmhouse and barn, all nestled on just under 9 deeded acres which gently slope towards the rear of the property. Mostly wooded except for the yard. No showings or negotiations until 4/25/22 at 9 AM**

Unbranded VT: [Click Here](#)

Aerial Drone Video:

Virtual Tour 3D:

Directions: **Rt 31 North onto Caughdenoy Rd. Approx 2.5 miles. House on left as Oak Orchard Rd comes into Caughdenoy Rd**

**Interior & Exterior Features**

Add'l Rooms:	<b>1st Floor Bedroom, Den/Study, Family Room, Foyer/Entry Hall, Laundry-1st Floor, Living Room, Porch - Enclosed, Porch - Open, Possible Additional Bedroom, Workshop</b>	Total FP:	<b>0</b>	# Artificial:	<b>0</b>
Add'l Interior Features:	<b>Ceiling Fan, Other - See Remarks, Sliding Glass Door, Sump Pump</b>	# Gas:	<b>0</b>	# Pellet:	<b>0</b>
Add'l Exterior Features:	<b>Cable TV Available, Other - See Remarks, Private Yard - see Remarks</b>	# Wood Burning:	<b>0</b>	# Wood Stove:	<b>0</b>
Add'l Struct:	<b>Barn / Outbuilding, Other, Shed</b>	# Coal:	<b>0</b>	# Other:	<b>0</b>
Kitch/Dining:	<b>Breakfast Bar, Country Kitchen, Formal Dining Room, Other - See Remarks</b>	# Freestanding:	<b>0</b>	# Not Rep to Code:	<b>0</b>
Appliances:	<b>Dishwasher, Other - See Remarks</b>				
Accessibility:					
Floor:	<b>Hardwood-Some, Other - See Remarks, Vinyl-Some, Wall To Wall Carpet-Some</b>				

**Utilities Information**

HVAC Type:	<b>Forced Air, Municipal Electric, Other - See Remarks</b>	Sewer:	<b>Septic</b>
Heating Fuel:	<b>Electric, Propane</b>	Water:	<b>Well</b>
Water Htr Fuel:	<b>Propane</b>	ENERGY STAR® Qualified:	
Emerg Backup:		Well Location:	<b>rmk</b>
Type of Well:	<b>None</b>		

**Financial Information**

Possible Fin:	<b>Cash, Conventional, FHA, VA</b>	Type of Sale:	<b>Normal</b>	Town/Cnty Tax:	<b>\$2,146</b>
1st Mtg Bal:	<b>\$0</b>	Equity:	<b>\$195,000.00</b>	City/Vil Tax:	<b>\$0</b>
2nd Mrt Bal:	<b>\$0</b>			School Tax:	<b>\$4,126</b>
Tax Info:				Total Taxes:	<b>\$6,272</b>
Assess Val:	<b>\$6,700</b>	Annl Spc Assess:	<b>\$0</b>	Lot Rent:	
HOA Pay Desc:	<b>None</b>				
HOA Fee:					
HOA Amen:					

Sale Price:

DOM:

**1**

Closed Date:

MLS#: **S1400153**

Brett Ransford

Canaan Realty

Not Licensed

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