



New Listing

MLS#: **S1412223** **Single Family Residential** **A-Active**  
**1826 Cardner Rd** List Price: **\$495,000**  
 County: **Onondaga** Zip: **13122** Acres: **44.00**  
 Town/City: **Fabius** Pstl City: **New Woodstock** Cross St: **Route 80**

Area #: **Fabius-313089**

Subdivision: Lot Front: **2,500**  
 TxMap#: **313089-111-000-0003-002-000-0000** Lot Depth: **1,500**  
 City Nghbrhd: Lot Shape: **Irregular**  
 School Dist: **Fabius-Pompey** Lot #: **2**  
 High School: SqFt [PubRec]: **2,648 [2,648]**  
 Middle School: AboveGrade Sq: **[2,648]**  
 Elem School: Year Built: **1985**  
 Yr Blt Desc: **Existing**  
 # Photo: **50**

**General Information**

Style of Res: **Contemporary, Farmhouse** Full Baths: **2** Bedrooms: **3** Beds: **3** Full: **1** Half: **0**  
 Built By: Half Baths: **0** Total Rooms: **10** 1st Flr: **0** 1 **0**  
 Stories: **2.0** Tot Baths: **2.0** # Beds/Sept: **3** 2nd Flr: **3** 1 **0**  
 Exter Constr: **Other - See Remarks, Wood** 4th Flr: **0** 0 **0**  
 Driveway: **Other - See Remarks, Stone/Gravel** Bsmnt: **0** 0 **0**  
 Garage: **2.0/2nd Garage, Attached** Total: **3** 2 **0**  
 Lot Info: **Agricultural District, Horses Permitted, Other** Roof Descr: **Asphalt, Other - See Remarks**  
 - **See Remarks, Rural Road, Secluded, Water View, Wooded Lot**  
 Attic: **Scuttle Access** Foundation: **Block, Stone**  
 Basement: **Partial**  
 Waterfront: **Yes/River/Stream/Creek** Footage: **900** Riparian Rgts? **No**  
 Name: **Limestone Creek** Island Name:

Public Remarks: **Tranquility abounds at this artisan-feeling remodeled farmhouse. Enjoy morning coffee on the covered front porch, or take in the nature sounds on the back deck listening to the birds singing and the meandering stream. This 3 bd 2 bath home is a comfortable blend of rustic and modern designs throughout. First floor laundry, private office (perfect for remote working!), spacious living room, and study for reading - or use as a 2nd office. Updated kitchen with just the right amount of charm and functionality. The home is well laid out for entertaining and brings nature in to the living spaces by use of the decks, patios, and numerous entrances. Entertain on the patio around the sparkling in-ground pool. Large 2+ car garage with a spacious loft provides ample storage. A few steps down from the garage is a free span pole barn with concrete flooring allowing a place for toys and tools, or as an artisan work shop. All nestled on just under 45 wooded acres which provides opportunities for hikes, hunts, and hobbies. Manicured landscape and wooded setting, with a year round stream just out the back door, and a pool, this site is a complete package for the nature enthusiast.**

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

Directions: **From Delphi Falls, head east on Delphi Falls Rd to a right onto Cardner Rd for just under a mile to 1826 Cardner Rd.**

**Interior & Exterior Features**

Add'l Rooms: **Den/Study, Laundry-1st Floor, Library, Living Room, Master Bedroom Bath, Office, Other - See Remarks, Porch - Open, Workshop** Total FP: **0** # Artificial: **0**  
 Add'l Interior Features: **Cedar Closets, Ceiling Fan, Circuit Breakers - Some, Copper Plumbing - Some, Other - See Remarks, Skylight, Sliding Glass Door, Whirlpool Tub** # Gas: **0**  
 Add'l Exterior Features: **Balcony, Cable TV Available, High Speed Internet, Other - See Remarks, Patio, Pool-In Ground, Private Yard - see Remarks, Propane Tank - Leased** # Pellet: **0**  
 Add'l Struct: **Barn / Outbuilding, Pool House, Shed** # Wood Burning: **0**  
 Kitch/Dining: **Country Kitchen, Eat-In, Granite Counter, Other - See Remarks, Solid Surface Counter** # Coal: **0**  
 Appliances: **Cooktop - Gas, Dishwasher, Microwave, Other - See Remarks, Oven/Range Built-In, Refrigerator** # Other: **0**  
 Accessibility: # Freestanding: **0**  
 Floor: **Hardwood-Some, Other - See Remarks, Tile-Some** # Not Rep to Code: **0**

**Utilities Information**

HVAC Type: **Baseboard, Hot Water, Other - See Remarks** Sewer: **Septic**  
 Heating Fuel: **Oil, Other - See Remarks** Water: **Well**  
 Water Htr Fuel: **Electric** ENERGY STAR® Qualified:  
 Emerg Backup: Well Location: **rmk**  
 Type of Well: **Drilled**

**Financial Information**

Possible Fin: **Cash, Conventional** Type of Sale: **Normal**  
 1st Mtg Bal: **\$0** Equity: **\$495,000.00** Town/Cnty Tax: **\$4,622**  
 2nd Mrt Bal: **\$0** City/Vil Tax: **\$0**  
 Tax Info: School Tax: **\$7,770**  
 Assess Val: **\$287,500** Total Taxes: **\$12,392**  
 HOA Pay Desc: **None** Annl Spc Assess: **\$0**

HOA Fee:  
HOA Amen:  
Sale Price:

DOM: **0**

Lot Rent:  
Closed Date:

MLS#: **S1412223**

Brett Ransford  
Not Licensed

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