



**New Listing**

MLS#: **S1433157** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**  
**2349 Fenner Rd** List Price: **\$750,000**  
County: **Madison** Zip: **13035** LP/SF:  
Town/City: **Cazenovia** Pstl City: **Cazenovia** Acres: **101.79**  
Area #: **Cazenovia-252289** Cross St: **Route 20**  
Subdivision: Lot Front: **942**  
TxMap#: **252289-095-001-0002-007-001-0000** Lot Depth: **2,000**  
City Nghbrhd: Lot Shape:  
School Dist: **Cazenovia** Lot #: **7**  
High School: SqFt:  
Middle School: # Photo: **1**  
Elem School:

**General Information**

Type: **Farmland, Other - See Remarks, Recreation, Residential** Improvement: **Sidewalk**  
Topography: **Other - See Remarks, Rolling, Scenic**  
Road Ft/Desc: **County, Other - See Remarks, Town** Buildings: **None**  
Zoning: **Residential 1 Unit** Milk Mkt: # Horse Stls: **0**  
Land Feat: **Creek/Stream, Open Farm, Other - See Remarks, Pond, Scenic View, Wooded - Partial**  
Addl Rooms:  
Bedrooms: Baths: Stories: Rooms:  
On Wtrfrnt: **Yes/Pond** Footage: **100**  
Name: **Other** Island Name: Rip Rgts: **No**  
GOM Rts Rsv: **No** Timber Rgts Rsv: **No**  
Public Remarks: **Spectacular large acreage property located at the edge of the Village in historic Cazenovia. Over 900' of deeded road frontage, a small pond, and a meandering stream easily incorporated into a choice home site. Public water is available at the street and trophy hunting in the "back 40" in the woodland, with trails and an ideal mix of hard, soft, and brush woods. If you are searching for a large acreage home site close to the Village with all Cazenovia has to offer, yet very country, this is a must see!**

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

Directions: **From the Village of Cazenovia head east on Fenner Rd to 2349 Fenner Rd on your left.**

**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, High Speed Internet, Telephone, Water**  
Heating Fuel: Water Htr Fuel:  
Water Supply: **At Street, Other - See Remarks**  
Type of Well: **None** Well Location:

**Miscellaneous Information**

Avail Docs: **Aerials, Other - See Remarks, Survey, Topographical Data**  
Dev Status: **Raw Land** Restrictions: **Easements, Other - See Remarks**  
Soil:  
Seller Provides:  
Conditions: **Other - See Remarks**  
Seller Stake in Lnd: Addl Site Data: **Agricultural District**  
Driveway Desc: **Other - See Remarks, Stone/Gravel**

Possible Uses: **Other - See Remarks, Recreational, Single Family Development**

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**

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Type of Sale: **Normal**

Annl Spc Assess: **\$0**

Lot Rent:

Tax Info: **Taxes include Special Tax Dist**

Assess Val: **\$151,000**

School Tax: **\$2,947**

Town/Cnty Tax: **\$1,622**

City/Vil Tax: **\$0**

Total Taxes: **\$4,569**

Closed Date:

Sales Price:

DOM: **1**

MLS#: **S1433157**

Brett Ransford

Canaan Realty

Not Licensed

8645 E. Seneca TNPk Manlius, NY 13104

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