



New Listing

MLS#: **S1461544** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
2349 Fenner Rd
County: **Madison** Zip: **13035** List Price: **\$1,750,000**
Town/City: **Cazenovia** Pstl City: **Cazenovia** LP/SF:
Area #: **Cazenovia-252289** Acres: **101.79**
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: SqFt Source: **Other**
Elem School: # Photo: **8**

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:
On Wtrfrnt: **Yes/Pond** Baths: Stories: Rooms:
Name: **Other** Island Name: Footage: **100**
GOM Rts Rsv: **No** Timber Rgts Rsv: **No** Rip Rgts: **No**
Water Related Features:

Public Remarks: **Spectacular offering on this 101 acre site with ample frontage along Fenner Rd and just at the edge of the Historical Village of Cazenovia NY. This choice offering is an ideal location for municipal expansion for residential opportunities - from senior housing to detached residential development. Sewer and water will need extending, and approvals must be obtained from the Town for any development. Gently rolling topography, an existing pond, and a meandering seasonal stream all add to the beauty and character of this country property which is close by to area amenities.**

Unbranded VT: [Click Here](#)

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:
Energy Eqpt: **None**

Miscellaneous Information

Avail Docs: **Aerials, Survey**
Dev Status: **Raw Land**
Soil:
Seller Provides:

Restrictions:

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

Type of Sale: **Normal**

Annl Spc Assess: **\$0**

Lot Rent:

Tax Info:

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

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

Town/Cnty Tax: **\$1,624**

City/Vil Tax:

Total Taxes: **\$4,571**

Closed Date:

Sales Price:

DOM: **0**

MLS#: **S1461544**

Brett Ransford

Canaan Realty

Not Licensed

8645 E. Seneca TNPk Manlius, NY 13104

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