



New Listing

MLS#: **S1479839** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
L01.2 South Ave
 County: **Onondaga** Zip: **13215** List Price: **\$400,000**
 Town/City: **Onondaga** Pstl City: **Syracuse** LP/SF:
 Area #: **Onondaga-314200** Acres: **37.00** Cross St: **Broad Road**
 Subdivision: Lot Front: **200**
 TxMap#: **314200-019-000-0004-001-002-0000** Lot Depth: **2,000**
 City Nghbrhd: Lot Shape: **Irregular**
 School Dist: **Westhill** Lot #:
 High School: SqFt:
 Middle School: SqFt Source:
 Elem School: # Photo: **1**

General Information

Type: **Approved, Other - See Remarks** Improvement: **No Improvements**
 Topography: **Level, Slight Slope**
 Road Ft/Desc: **County** Buildings: **None**
 Zoning: **Other - See Remarks** Milk Mkt: # Horse Stls: **0**
 Land Feat: **Scenic View, Wooded**
 Addl Rooms:
 Bedrooms: Baths: Stories: Rooms:
 On Wtrfrnt: **No** Name: Footage:
 Name: Island Name: **NA** Rip Rgts: **No**
 GOM Rts Rsv: **No** Timber Rgts Rsv: **No**
 Water Related Features:

Public Remarks: **Ideal location, close to the City but with ample acreage for privacy and located in the award winning Westhill School District. The property is currently mostly wooded with rolling topography. Full utilities are available at the street, and the location provides for an easy commute to surrounding areas. The land is currently zoned R1, with potential for other development. This ideal site is one you will want to see! (Also listed under commercial see mls s1479901)**

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

Directions: **From Community General Hospital, travel north on Broad Rd to the end. Land is across the street on South Ave to the left of 4937 South Ave.**

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: **None**
 HVAC Type: Waste Disp: **Sewer Available**
 Utils Avail: **Gas, Sanitary Sewer, Storm Sewer, Water**
 Heating Fuel: Water Htr Fuel:
 Water Supply: **At Street**
 Type of Well: **None** Well Location:
 Energy Eqpt: **None**

Miscellaneous Information

Avail Docs: **Aerials, Other - See Remarks, Survey**
 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, 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

Tax Info:

Annl Spc Assess:

\$0

Lot Rent:

Town/Cnty Tax:

\$882

Assess Val:

\$84,500

School Tax:

\$2,539

Closed Date:

City/Vil Tax:

Total Taxes:

\$3,421

Sales Price:

DOM:

5

MLS#: **S1479839**

Brett Ransford

Canaan Realty

Not Licensed

8645 E. Seneca TNPk Manlius, NY 13104

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