



MLS#: **S1498571** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**  
**L44.1 Broadfield Rd**  
County: **Onondaga** Zip: **13138** List Price: **\$199,500**  
Town/City: **Pompey** Pstl City: **Pompey** LP/SF:  
Area #: **Pompey-314600** Acres: **17.40** Cross St: **Fraser Dr**  
Subdivision: Lot Front: **50**  
TxMap#: **314600-004-000-0003-044-001-0000** Lot Depth: **1,175**  
City Nghbrhd: Lot Shape: **Irregular**  
School Dist: **Fayetteville-Manlius** Lot #: **44**  
High School: SqFt: **44**  
Middle School: SqFt Source:  
Elem School: # Photo: **12**

**New Listing**

**General Information**

Type: **Other - See Remarks, Recreation, Residential** Improvement:  
Topography: **Rolling, Scenic**  
Road Ft/Desc: **Town** Buildings: **None**  
Zoning: **Residential 1 Unit** Milk Mkt: # Horse Stls: **0**  
Land Feat: **Other - See Remarks, Wooded - Partial**  
Addl Rooms:  
Bedrooms: Baths: Stories: Rooms:  
On Wtrfrnt: **No** Island Name: Footage:  
Name: Timber Rgts Rsv: **No** Rip Rgts:  
GOM Rts Rsv: **No**  
Water Related Features:

Public Remarks: **Large acreage private building site mostly wooded and located in the preferred FM school district. This ample-sized secluded site offers an abundance of privacy with established access from Broadfield Road. Ideally located, level building area with gentle slopes throughout the balance. If you are seeking a choice building site in the FM - Pompey area, this is a must-see.**

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

Directions: **No signs on site- Please have an appt before driving on site. Drive entrance between 7932 and 7940 Broadfield Roads.**

**Residence Information**

Style of Res: Garage:  
Exterior Cnstr:  
BR 1st Flr: BR 2nd Flr: BR 3rd Flr: BR Basement:  
FB 1st Flr: FB 2nd Flr: FB 3rd Flr: FB Basement: **0**  
HB 1st Flr: HB 2nd Flr: HB 3rd Flr: HB Basement:  
Kitchen:  
Basement:  
Floor:  
Attic: Roof Desc:  
Addl Rooms:  
Interior Feat:  
Exterior Feat:  
Appliances:  
Accessibility:  
Foundation:  
Emerg Backup:  
ENERGY STAR  
Qualified@:  
# Fireplace: **0** # Artificial: # Gas: # Pellet:  
# Wood Burning: # Wood Stove: # Coal: # Other:  
# Freestanding: # Not to Code:

**Utilities Information**

Utils on Site: **Other - See Remarks**  
HVAC Type: Waste Disp: **Septic Required**  
Utils Avail: **Electric, Other - See Remarks, Telephone**  
Heating Fuel: Water Htr Fuel:  
Water Supply: **Well Required**  
Type of Well: Well Location:  
Energy Eqpt: **None**

**Miscellaneous Information**

Avail Docs: **Aerials, Other - See Remarks**  
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, Recreational, Single Family Development**  
Lot Information: **Rural**  
# Crop Acres: # Timber Acres:  
# Tillable Acres: # Pasture Acres:

# Wooded Acres:

**Financial Information**

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Type of Sale: **Normal**  
Tax Info: **To be subdivided, taxes based on larger parcel**  
Town/Cnty Tax: **\$594**  
Closed Date:

Annl Spc Assess: **\$0**  
Assess Val: **\$56,000**  
City/Vil Tax: **\$0**  
Sales Price:

Lot Rent:  
School Tax: **\$2,231**  
Total Taxes: **\$2,825**  
DOM: **0**

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Brett Ransford  
Not Licensed

Canaan Realty  
8645 E. Seneca TNPk Manlius, NY 13104

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