



MLS#: **S1520072** **Lots, Land, Farms, and Seasonal/Camps**

A-Active

[L111 Warsaw Rd](#)

List Price: **\$175,000**

County: **Genesee** Zip: **14482**

LP/SF:

Town/City: **LeRoy** Pstl City: **Le Roy**

Acres: **17.20**

Area #: **LeRoy-Village-183601**

Cross St: **Robbins**

Village: **LeRoy-Village**

Lot Front: **800**

Subdivision:

Lot Depth: **1,200**

TxMap#: **183601-014-000-0001-089-111**

Lot Shape:

City Nghbrhd:

Lot #:

School Dist: **LeRoy**

SqFt [PubRec]: []

High School:

AboveGrade Sq: []

Middle School:

SqFt Source: **Public Records**

Elem School:

Photo: **1**

New Listing

General Information

Type: **Approved, Farmland, Other - See Remarks** Improvement:

Topography: **Level, Other - See Remarks**

Road Ft/Desc: **State, Town** Buildings: **None**

Zoning: Milk Mkt: # Horse Stls: **0**

Land Feat: **Open Farm, Other - See Remarks, Wooded - Partial**

Add 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: **Development opportunity! Are you seeking a choice lot to develop for affordable housing? This ideal location has been annexed into the Village of LeRoy with full utilities, clear and level allowing for easier site work. Choice location nestled between Rochester and Buffalo allowing an ideal commute to two major markets. Great opportunity to develop affordable housing or antique estate size lot at the Village's edge.**

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

Directions: **from Village of LeRoy, head South on Wolcott St (becomes Warsaw - Rt 19) approx. 1 mile, land on left just past 9247 Warsaw Road.**

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:

Add 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: **Sewer Available**

Utils Avail: **Electric, Gas, Sanitary Sewer, Water**

Heating Fuel: Water Htr Fuel:

Water Supply: **Public**

Type of Well: Well Location:

Energy Eqpt: **None**

Miscellaneous Information

Avail Docs: **Aerials**

Dev Status: **Raw Land**

Soil: Restrictions:

Seller Provides:

Conditions: **Other - See Remarks**

Seller Stake in Lnd: Addl Site Data: **Agricultural District**

Driveway Desc: **Other - See Remarks**
Possible Uses: **Single Family Development**
Lot Information: **City or Village, Other - See Remarks**
Crop Acres: # Timber Acres:
Tillable Acres: # Pasture Acres:

Wooded Acres:

Financial Information

Type of Sale: **Normal**
Tax Info: **Taxes include Special Assessments**
Town/Cnty Tax: **\$250**
Closed Date:

Annl Spc Assess: **\$0**
Assess Val: **\$52,700**
City/Vil Tax: **\$155**
Sales Price:

Lot Rent:
School Tax: **\$323**
Total Taxes: **\$728**
DOM: **0**

MLS#: **S1520072**

Brett Ransford
Not Licensed

Canaan Realty
8645 E. Seneca TNPK Manlius, NY 13104

Listing content is subject to copyright and license agreements, and may only be used as permitted by MLS rules, regulations, and policies. Listing content is not guaranteed accurate by the MLS Tuesday, February 6, 2024