



MLS#:	S1612620	Lots, Land, Farms, and Seasonal/Camps	A-Active
	<u>9663 Lewis Point Rd</u>		
County:	Madison	Zip:	13032
Town/City:	Lenox	Pstl City:	Canastota
Area #:	Lenox-253689	List Price:	\$3,950,000
		LP/SF:	\$983.57
		Acres:	19.00
		Cross St:	Lake Rd
Subdivision:		Lot Front:	47
TxMap#:	253689-006-050-0001-001-000-0000	Lot Depth:	100
Addl TxMap#:	253689-006-058-0001-004-001-0000	Lot Shape:	Irregular
City Nghbrhd:		Lot #:	1
School Dist:	Canastota	SqFt [PubRec]:	4,016 [4,016]
High School:		AboveGrade Sq[]:	
Middle School:		Fin Bsmnt SqFt[]:	
Elem School:		SqFt Source:	Public Records
		# Photo:	35

General Information

Type:	Other - See Remarks, Recreation, Residential Improvement:		
Topography:	Other - See Remarks, Scenic		
Road Ft/Desc:	Other - See Remarks, Town	Buildings:	Other - See Remarks
Zoning:	Other - See Remarks	Milk Mkt:	# Horse Stls: 0
Land Feat:	Lake, Other - See Remarks		
Addl Rooms:		Stories:	Rooms:
Bedrooms:			Footage:
On Wtrfrnt:	Yes/Lake		Rip Rgts:
Name:	Oneida Lake	Island Name:	2,500
OGM Rsrvd:	No	Timber Rgts Rsv:	No
Water Related Features:			

Public Remarks: **Incredibly rare gem on Oneida Lake! This spectacular offering is one of Oneida Lakes largest privately held frontages. Boasting 2,500' of unparalleled shoreline with an ideal cove for boats along the Eastern shoreline and tranquil walking and wading along the Western shore. No other site on the entire lake provides the tranquility and unobscured splendor of Lakefront living that this property- locally known as Lewis Point- offers. Set in a picturesque, park-like landscape, the grounds include manicured lawns, a charming pavilion, and a clubhouse that evokes the charm of simpler times. It's the perfect setting to enjoy both breathtaking sunrises and unforgettable sunsets. The current owners have enjoyed their time of stewardship and are ready to welcome the next generation to enjoy and care for this gem as they have. The property is connected to public water and sewer, with the potential for a single, private estate, mix use with home and event space, or others as allowed by town. Existing RV camp site offers the potential for income generation. Also listed as commercial S1612613**

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

Directions: **From Lake Rd/Rt 13 head north onto Lewis Point Rd. Property is at the end of the road. Pls have a confirmed appt prior to going to the property.**

Residence Information

Style of Res:	Garage:		
Constr Mtrls:			
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:	Electric, Other - See Remarks, Sanitary Sewer, Water		
HVAC Type:		Waste Disp:	Sewer Connected
Electric:		Insulation:	Other
Utils Avail:	Other - See Remarks		
HVAC Fuel:			
Water Supply:	Public	Water Htr Fuel:	

Type of Well:
Energy Eqpt: **Other**
Grn Bld Vr Type:
Grn Indoor Air Q:
Grn Water Cnsrv:

Well Location:
Septic Location:

Miscellaneous Information

Avail Docs: **Aerials, Other - See Remarks**
Dev Status: **Raw Land**
Soil: Restrictions:
Seller Provides: **Other - See Remarks**
Conditions: Addl Site Data:
Seller Stake in Lnd: **Parking Area, Stone/Gravel**
Driveway Desc: **Commercial, Other - See Remarks, Recreational, Single Family Development**
Possible Uses: **Other - See Remarks, Secluded**
Lot/Addtl Info: **0.0000** # Timber Acres: **0.0000** # Wooded Acres: **0.0000**
Crop Acres: **0.0000** # Pasture Acres: **0.0000**
Tillable Acres:

Financial Information

Type of Sale:	Normal	Annl Spc Assess:	\$0	Lot Rent:	
Tax Info:		Assess Val:	\$950,550	School Tax:	\$26,172
Town/Cnty Tax:	\$20,170	City/Vil Tax:	\$0	Total Taxes:	\$46,342
Closed Date:		Sales Price:		DOM:	11

MLS#: **S1612620**

Caleb Shoemaker
Not Licensed

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