



**New Listing**

MLS#: **S1641845** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**  
**249 Peraglie Rd** List Price: **\$75,000**  
County: **Schoharie** Zip: **12093** LP/SF:  
Town/City: **Jefferson** Pstl City: **Jefferson** Acres: **5.02**  
Area #: **Jefferson-433600** Cross St: **State Highway 10**  
Subdivision: Lot Front: **370**  
TxMap#: **433600-134-000-0002-012-012-0000** Lot Depth: **640**  
Addl TxMap#: Lot Shape: **Irregular**  
City Nghbrhd: Lot #: **12**  
School Dist: **Jefferson** SqFt [PubRec]: []  
High School: AboveGrade Sq:[]  
Middle School: Fin Bsmnt SqFt:[]  
Elem School: SqFt Source:  
# Photo: **7**

**General Information**

Type: **Other - See Remarks, Recreation, Residential** Improvement:  
Topography: **Other - See Remarks, Rolling, Scenic**  
Road Ft/Desc: **Town** Buildings: **Other - See Remarks**  
Zoning: Milk Mkt: # Horse Stls: **0**  
Land Feat: **Other - See Remarks, Wooded - Partial**  
Addl Rooms: **Other - See Remarks**  
Bedrooms: Baths: Stories: Rooms:  
On Wtrfrnt: **No** Footage:  
Name: Island Name: Rip Rgts: **No**  
OGM Rsvrd: **No** Timber Rgts Rsv: **No**  
Water Related Features:

Public Remarks: **Don't miss this opportunity to own a complete rehab property in the peaceful countryside of Schoharie County. Set on 5 serene acres, this property is perfect for those ready to bring their tools and vision to create the home of their dreams. Bedroom and Bathroom numbers shown are approximate as the home has never been lived in by the owner. Located just a short drive from Stamford, Cobleskill, and Oneonta, you'll enjoy the quiet of rural living with convenient access to nearby towns.**

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

Directions: **Head North on Rt 10 to a right onto Morrisville Rd/Peraglie Rd. Property is on right #249**

**Residence Information**

Style of Res: **Old Style** Garage:  
Constr Mtrls: **Wood Siding**  
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: **Other - See Remarks**  
Basement:  
Floor: **Other - See Remarks**  
Attic: Roof Desc: **Other - See Remarks**  
Addl Rooms: **Other - See Remarks**  
Interior Feat: **Other - See Remarks**  
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: **Other - See Remarks**  
Electric: Insulation: **None**  
Utils Avail: **Other - See Remarks**  
HVAC Fuel: Water Htr Fuel:  
Water Supply: **Other - See Remarks**  
Type of Well: Well Location:  
Energy Eqpt: **None** Septic Location:  
Grn Bld Vr Type:  
Grn Indoor Air Q:  
Grn Water Cnsrv:

**Miscellaneous Information**

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

Dev Status: **Other - See Remarks**

Soil: Restrictions:

Seller Provides: **Other - See Remarks**

Conditions: **Other - See Remarks**

Seller Stake in Lnd: Addl Site Data:

Driveway Desc: **Other - See Remarks**

Possible Uses: **Other - See Remarks, Recreational, Single Family Development**

Lot/Addtl Info: **Residential, 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**

Town/Cnty Tax: **\$675** Assess Val: **\$22,236**

Closed Date: City/Vil Tax: Total Taxes: **\$1,330**

DOM: **7**

MLS#: **S1641845**

**Canaan Realty**



**8645 E. Seneca TNPk Manlius, NY 13104**

Caleb Shoemaker  
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