



Price Decrease

MLS#: **S1645012** **Single Family Residential** **A-Active**  
**5857 E Lake Rd**  
 County: **Madison** Zip: **13035** List Price: **\$995,000**  
 Town/City: **Cazenovia** Pstl City: **Cazenovia** Acres: **11.51**  
 Area #: **Cazenovia-252289** Cross St: **Cheesefactory**  
 Subdivision: Lot Front: **1,650**  
 TxMap#: **252289-067-000-0001-001-001-0000** Lot Depth: **650**  
 Addl TxMap#: Lot Shape: **Rectangular**  
 City Nghbrhd: Lot #: **1**  
 School Dist: **Cazenovia** SqFt [PubRec]: **3,600 [3,022]**  
 High School: AboveGrade Sq: **[3,022]**  
 Middle School: Fin Bsmnt SqFt: **[]**  
 Elem School: SqFtSource: **Year Built: 2001**  
 Yr Blt Desc: **Existing**  
 # Photo: **48**

**Waterfront/Water**

Waterfront: **No** Island/Name: **No** Riparian Rgts: **No**  
 General Information

Style of Res: **2 Story, Contemporary, Farmhouse, Transitional** Full Baths: **3** Bedrooms: **4** Beds Full Half  
 1st Flr: **0 0 1**  
 Built By: Half Baths: **1** Total Rooms: **8** 2nd Flr: **4 2 0**  
 Stories: **2.0** Tot Baths: **3.1** # Beds/Sept: 3rd Flr: **0 0 0**  
 Constr Mtrls: **Cedar, Concrete Block, Other - See Remarks** 4th Flr: **0 0 0**  
 Driveway: **Stone/Gravel** Bsmnt: **0 1 0**  
 Garage: **2.0/Under House** Total: **4 3 1**  
 Lot/Addtl Info: **Agricultural District, Other - See Remarks, Primary Road** Roof Descr: **Architectural Shingles**  
 Attic: **Stair Access** Foundation: **Insulated Concrete, Other - See Remarks**  
 OGM Rsrvd: **No** Timber Rsrvd: **No**  
 Basement: **Exterior Walkout, Partially Finished**

Public Remarks: **Hilltop Equine Estate - Experience breathtaking views from nearly every vantage point of this stunning hilltop estate. Thoughtfully designed and masterfully built, this 4-bedroom, 3.5-bath home built with ICF- ( Insulated concrete form) from ground to roof line constructed home offers exceptional quality, energy efficiency, and silent comfort throughout its approximately 3,500 sq ft, three in-floor radiant-heated levels. The main floor features a spacious kitchen overlooking the dining area, family room, and living room, ideal for everyday living and entertaining. A convenient first-floor laundry completes this level. Upstairs, you'll find four generous bedrooms, each with picturesque views. The primary suite includes a spa-inspired bath and a "rooftop" terrace that captures the estate's gorgeous scenery. The lower level offers a versatile space with a full bath and kitchenette, perfect for a game room, guest suite, or in-law quarters. Outdoor living is equally impressive with a back deck and side porch, both offering tranquil views of the manicured 12+ acres. The immaculate 9-stall barn is well-lit and fully equipped with a secure tack room, viewing area overlooking the 100x120 outdoor arena, and multiple well-drained pastures and paddocks. Additional features include a large storage barn and a 2,100 sq ft workshop for hobbies or creative pursuits. Come experience the beauty and functionality of this exceptional equine estate—an inspiring place to call home. Also listed as Lot/Land, Farm S1645977**

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

Directions: **From Cazenovia, follow E Lake Rd to 5857 E Lake Rd, on the left second drive by Farm/ sign.**  
 Interior & Exterior Features

Add'l Rooms: **Basement / Rec Room, Bonus Room, Family Room, Foyer/Entry Hall, In-Law Suite, Laundry-1st Floor, Living Room, Primary Bedroom Bath, Other - See Remarks, Workshop** Total FP: **1** # Artificial: **0**  
 Add'l Interior Features: **Circuit Breakers - Some, Copper Plumbing - Some** # Gas: **1**  
 Add'l Exterior Features: **Balcony, Deck, Electric Pet Fence, Garage Door Opener, Other - See Remarks, Patio, Porch - Covered, Porch - Open, Private Yard - see Remarks** # Pellet: **0**  
 Add'l Struct: **Barn / Outbuilding, Other, Shed** # Wood Burning: **0**  
 Kitch/Dining: **2nd Kitchen, Country Kitchen, Eat-In, Other - See Remarks** # Wood Stove: **0**  
 Appliances: **Dishwasher, Refrigerator-Built In, Washer** # Coal: **0**  
 Accessibility: # Other: **0**  
 Floor: **Ceramic-Some, Other - See Remarks, Wall To Wall Carpet-Some** # Freestanding: **0**  
 # Not Rep to Code: **0**

**Utilities Information**

HVAC Type: **Heated Floors, Other - See Remarks, Radiant** Sewer: **Septic**  
 HVAC Fuel: **Propane** Water: **Well**  
 Electric: **Connected** Insulation: **Rigid Foam Insulation, Other**  
 Water Htr Fuel: **Propane** Septic Location: **NA**  
 Emerg Backup: **Panel Connection for Generator** Energy Eqpt: **Propane Tank-Leased**  
 Type of Well: **Drilled** Well Location: **side yard**  
 ENERGY STAR®  
 Qualified:  
 Grn Bld Vr Type:

Grn Indoor Air Q:  
Grn Water Cnsrv:

**Financial Information**

Possible Fin:	<b>Cash, Conventional, Other - See Remarks</b>	Type of Sale:	<b>Normal</b>	Town/Cnty Tax:	<b>\$4,126</b>
1st Mtg Bal:	<b>\$0</b>	Equity:	<b>\$995,000.00</b>	City/Vil Tax:	<b>\$0</b>
2nd Mrt Bal:	<b>\$0</b>			School Tax:	<b>\$7,329</b>
Tax Info:				Total Taxes:	<b>\$11,455</b>
Assess Val:	<b>\$315,000</b>	Annl Spc Assess:	<b>\$0</b>	Lot Rent:	
HOA Pay Desc:	<b>None</b>			Closed Date:	
HOA Fee:		DOM:	<b>201</b>	MLS#:	<b>S1645012</b>
HOA Amen:					

Caleb Shoemaker  
Not Licensed

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

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