



Price Decrease

MLS#: **S1645977** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
5857 E Lake Rd List Price: **\$995,000**
 County: **Madison** Zip: **13035** LP/SF: **\$276.39**
 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#: **254889-057-000-0001-014-001-0000** Lot Shape: **Rectangular**
 City Nghbrhd: **Cazenovia** Lot #: **1**
 School Dist: **Cazenovia** SqFt [PubRec]: **3,600 [3,022]**
 High School: AboveGrade Sq:[**3,022**]
 Middle School: Fin Bsmnt SqFt:[
 Elem School: SqFt Source:
 # Photo: **48**

Waterfront/Water

Waterfront:**No**

Riparian Rgts:**No**

General Information

Type: **Farm w/Residence, Other - See Remarks, Recreation, Residential** Improvement:
 Topography: **Level, Other - See Remarks, Rolling**
 Road Ft/Desc: **Other - See Remarks, Town** Buildings: **Arena, Barn-Horse, Outbuilding**
 Zoning: Milk Mkt: # Horse Stls: **0**
 Land Feat: **Other - See Remarks**
 Addl 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**
 Bedrooms: **4** Baths: **3/1** Stories: **2.0** Rooms: **9**
 OGM Rsrvd: **No** Timber Rgts Rsv:**No**

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 RES s1645012**

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.**
Residence Information

Style of Res: **2 Story, Contemporary, Farmhouse, Transitional** Garage: **2.0/Under House**
 Constr Mtrls: **Cedar, Other - See Remarks**
 BR 1st Flr: **0** BR 2nd Flr: **4** BR 3rd Flr: **0** BR Basement: **0**
 FB 1st Flr: **0** FB 2nd Flr: **2** FB 3rd Flr: **0** FB Basement: **0**
 HB 1st Flr: **1** HB 2nd Flr: **0** HB 3rd Flr: **0** HB Basement: **0**
 Kitchen: **2nd Kitchen, Country Kitchen, Eat-In, Other - See Remarks**
 Basement: **Exterior Walkout, Partially Finished**
 Floor: **Ceramic-Some, Other - See Remarks, Wall To Wall Carpet-Some**
 Attic: **Stair Access** Roof Desc: **Architectural Shingles**
 Addl 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**
 Interior Feat: **Circuit Breakers - Some, Copper Plumbing - Some**
 Exterior Feat: **Balcony, Deck, Electric Pet Fence, Garage Door Opener, Other - See Remarks, Patio, Porch - Covered, Porch - Open, Private Yard - see Remarks**
 Appliances: **Dishwasher, Refrigerator-Built In, Washer**
 Accessibility:
 Foundation: **Insulated Concrete, Other - See Remarks**
 Emerg Backup: **Panel Connection for Generator**
 ENERGY STAR
 Qualified@:
 # Fireplace: **1** # Artificial: **0** # Gas: **1** # Pellet: **0**
 # Wood Burning: **0** # Wood Stove: **0** # Coal: **0** # Other: **0**
 # Freestanding: **0** # Not to Code: **0**

Utilities Information

Utis on Site: **Electric, Other - See Remarks, Telephone On Site**
HVAC Type: **Heated Floors, Other - See Remarks, Radiant** Waste Disp: **Septic**
Electric: **Connected** Insulation: **Other**
Utis Avail: **Other - See Remarks**
HVAC Fuel: **Propane** Water Htr Fuel: **Propane**
Water Supply: **Well**
Type of Well: **Drilled** Well Location: **side yard**
Energy Eqpt: **Propane Tank-Leased** Septic Location: **NA**
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: Addl Site Data: **Agricultural District**
Seller Stake in Lnd:
Driveway Desc: **Stone/Gravel**
Possible Uses: **Horses, Other - See Remarks, Recreational**
Lot/Addtl Info: **Other - See Remarks**
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** Annl Spc Assess: **\$0** Lot Rent:
Tax Info: Assess Val: **\$315,000** School Tax: **\$7,329**
Town/Cnty Tax: **\$4,126** City/Vil Tax: **\$0** Total Taxes: **\$11,455**
Closed Date: Sales Price: DOM: **198**

Caleb Shoemaker
Not Licensed

MLS#: **S1645977**
Canaan Realty
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