



New Listing

MLS#: **S1687040** **Single Family Residential** **A-Active**
2395 / 2407 W Genesee
 County: **Onondaga** Zip: **13031** List Price: **\$1,995,000**
 Town/City: **Camillus** Pstl City: **Camillus** Acres: **54.00**
 Area #: **Camillus-312089** Cross St: **3440**
 Subdivision: Lot Front: **725**
 TxMap#: **312089-023-000-0001-014-000-0000** Lot Depth: **2,800**
 Addl TxMap#: **312089-023-000-0001-015-000-0000** Lot Shape: **Irregular**
 City Nghbrhd: Lot #: **2,480 [2,480]**
 School Dist: **West Genesee** AboveGrade Sq: **[2,480]**
 High School: Fin Bsmnt SqFt: **[]**
 Middle School: SqFtSource:
 Elem School: Year Built: **1860**
 Yr Blt Desc: **Existing**
 # Photo: **38**

Waterfront/Water

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

Style of Res:	Old Style, Other - See Remarks, Ranch	Full Baths:	1	Bedrooms:	6	1st Flr:	2	Full	0	Half	1
Built By:		Half Baths:	1	Total Rooms:	11	2nd Flr:	4		1		0
Stories:	2.0	Tot Baths:	1.1	# Beds/Sept:		3rd Flr:	0		0		0
Constr Mtrls:	Aluminum/Steel/Metal, Other - See Remarks					4th Flr:	0		0		0
Driveway:	Other - See Remarks, Pavers					Bsmnt:	0		0		0
Garage:	3.0/Detached					Total:	6		1		1
Lot/Addtl Info:	Other - See Remarks			Roof Descr:							
Attic:	Crawl Space			Foundation:	Block						
OGM Rsrvd:				Timber Rsrvd:							
Basement:	Full										

Public Remarks: **Choice 54+/- Acre Development Opportunity in Camillus! This rare, strategic site features 35 acres of choice development land perfectly suited for a medium to large scale residential development. Location is everything, and this acreage boasts an unbeatable setting directly adjoining Camillus Middle School within the highly desirable West Genesee School District. Public water and natural gas are available, sewer lines potentially extendable to site. Best of all, this unique parcel is anchored by two existing, well-maintained residential homes in great condition, offering immediate potential for return on investment while you navigate the planning and approval phases. Don't miss out on a choice residential development tract of this size, caliber, and position in the Town of Camillus! Also listed as lot/land s1687505**

Unbranded VT: [Click Here](#)

Aerial Drone Video:

Virtual Tour 3D:

Directions: **From Fairmont head west on W Genesee St/ Rt 5 to property on the right**

Interior & Exterior Features

Add'l Rooms:	1st Floor Bedroom, Family Room, Laundry-1st Floor, Living Room, Other - See Remarks	Total FP:	1	# Artificial:	0
Add'l Interior Features:		# Gas:	1	# Pellet:	0
Add'l Exterior Features:		# Wood Burning:	0	# Wood Stove:	0
Add'l Struct:		# Coal:	0	# Other:	0
Kitch/Dining:	Eat-In, Formal Dining Room, Other - See Remarks	# Freestanding:	0	# Not Rep to Code:	0
Appliances:	Dishwasher, Dryer, Other - See Remarks, Oven/Range Gas, Refrigerator, Washer				
Accessibility:					
Floor:	Hardwood-Some, Tile-Some				

Utilities Information

HVAC Type:	Forced Air, Heat Gas on Gas Stove, Other - See Remarks	Sewer:	Septic
HVAC Fuel:	Gas	Water:	Public Connected
Electric:		Insulation:	Unknown
Water Htr Fuel:	Other - See Remarks	Septic Location:	Unknown
Emerg Backup:		Energy Eqpt:	None
Type of Well:		Well Location:	
ENERGY STAR® Qualified:			
Grn Bld Vr Type:			
Grn Indoor Air Q:			
Grn Water Cnsrv:			

Financial Information

Possible Fin:	Cash, Other - See Remarks	Type of Sale:	Normal	Town/Cnty Tax:	\$5,657
1st Mtg Bal:	\$0	Equity:	\$1,995,000.00	City/Vil Tax:	\$0
2nd Mrt Bal:	\$0				
Tax Info:					

Assess Val: **\$275,000**
HOA Pay Desc: **None**
HOA Fee:
HOA Amen:

Annl Spc Assess: **\$0**

DOM: **7**

School Tax: **\$8,880**
Total Taxes: **\$14,537**
Lot Rent:

Closed Date:

MLS#: **S1687040**
Canaan Realty



Caleb Shoemaker
Not Licensed

8645 E. Seneca TNPk Manlius, NY 13104

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