



New Listing

MLS#: **S1687505**
2395 / 2407 W Genesee

Lots, Land, Farms, and Seasonal/Camps

A-Active

County: **Onondaga** Zip: **13031**
Town/City: **Camillus** Pstl City: **Camillus**
Area #: **Camillus-312089**

List Price: **\$1,995,000**
LP/SF: **\$804.44**
Acres: **54.00**
Cross St: **3440**

Subdivision:
TxMap#: **312089-023-000-0001-014-000-0000**
Addl TxMap#: **312089-023-000-0001-015-000-0000**

Lot Front: **725**
Lot Depth: **2,800**
Lot Shape: **Irregular**

City Nghbrhd:
School Dist: **West Genesee**
High School:
Middle School:
Elem School:

Lot #:
SqFt [PubRec]: **2,480 [2,480]**
AboveGrade Sq: **2,480**
Fin Bsmnt SqFt:[]
SqFt Source:
Photo: **38**

Waterfront/Water

Waterfront: **No**

Riparian Rgts: **No**

General Information

Type: **Other - See Remarks, Residential** Improvement:
Topography: **Other - See Remarks, Rolling, Scenic**
Road Ft/Desc: **Town** Buildings: **Other - See Remarks, Outbuilding**
Zoning: Milk Mkt: # Horse Stls: **0**
Land Feat: **Clear Lot, Other - See Remarks, Wooded - Partial**
Addl Rooms: **1st Floor Bedroom, Family Room, Laundry-1st Floor, Living Room, Other - See Remarks**
Bedrooms: **6** Baths: **1/1** Stories: **2.0** Rooms: **11**
OGM Rsrvd: **No** Timber Rgts Rsv: **No**

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 residential s1687040**

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**

Residence Information

Style of Res: **Old Style, Other - See Remarks, Ranch** Garage: **3.0/Detached**
Constr Mtrls: **Aluminum/Steel/Metal, Other - See Remarks**
BR 1st Flr: **2** BR 2nd Flr: **4** BR 3rd Flr: **0** BR Basement: **0**
FB 1st Flr: **0** FB 2nd Flr: **1** FB 3rd Flr: **0** FB Basement: **0**
HB 1st Flr: **1** HB 2nd Flr: **0** HB 3rd Flr: **0** HB Basement: **0**
Kitchen: **Eat-In, Formal Dining Room, Other - See Remarks**
Basement: **Full**
Floor: **Hardwood-Some, Tile-Some**
Attic: **Crawl Space** Roof Desc:
Addl Rooms: **1st Floor Bedroom, Family Room, Laundry-1st Floor, Living Room, Other - See Remarks**
Interior Feat:
Exterior Feat:
Appliances: **Dishwasher, Dryer, Other - See Remarks, Oven/Range Gas, Refrigerator, Washer**
Accessibility:
Foundation: **Block**
Emerg Backup:
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

Utils on Site: **Electric, Gas, Other - See Remarks, Water**
HVAC Type: **Forced Air, Heat Gas on Gas Stove, Other - See Remarks** Waste Disp: **Septic**
Electric: Insulation: **Unknown**
Utils Avail: **Electric, Gas, Other - See Remarks, Telephone, Water**
HVAC Fuel: **Gas** Water Htr Fuel: **Other - See Remarks**
Water Supply: **Public**
Type of Well: Well Location:
Energy Eqpt: **None** Septic Location: **Unknown**
Grn Bld Vr Type:
Grn Indoor Air Q:

Miscellaneous Information

Avail Docs: **Aerials**
 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, Pavers**
 Possible Uses: **Other - See Remarks, Recreational, Single Family Development**
 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: **\$275,000** School Tax: **\$8,880**
 Town/Cnty Tax: **\$5,657** City/Vil Tax: **\$0** Total Taxes: **\$14,537**
 Closed Date: Sales Price: DOM: **6**

MLS#: **S1687505**
Canaan Realty



Caleb Shoemaker
Not Licensed

8645 E. Seneca TNPk Manlius, NY 13104

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