



New Listing

MLS#: **S1689916** **Single Family Residential** **A-Active**
4544 Hollyshire Way
 County: **Onondaga** Zip: **13041** List Price: **\$765,000**
 Town/City: **Clay** Pstl City: **Clay** Acres: **0.97**
 Area #: **Clay-312489** Cross St: **Henry Clay Blvd**
 Subdivision: **Estates/Wildflower Sec #3** Lot Front: **101**
 TxMap#: **312489-031-000-0002-025-000-0000** Lot Depth: **418**
 Addl TxMap#: Lot Shape: **Irregular**
 City Nghbrhd: Lot #: **25**
 School Dist: **North Syracuse** SqFt [PubRec]: **2,277 [2,251]**
 High School: AboveGrade Sq: **[2,251]**
 Middle School: Fin Bsmnt SqFt: **[]**
 Elem School: SqFtSource: **Other**
 Year Built: **2022**
 Yr Blt Desc: **Existing**
 # Photo: **34**

Waterfront/Water

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

| | | | | | |
|--|-----------------------|--------------------------|-------------------|----------|----------|
| Style of Res: Ranch | Full Baths: 2 | Bedrooms: 3 | Beds | Full | Half |
| Built By: | Half Baths: 1 | Total Rooms: 8 | 1st Flr: 3 | 2 | 1 |
| Stories: 1.0 | Tot Baths: 2.1 | # Beds/Sept: | 2nd Flr: 0 | 0 | 0 |
| Constr Mtrls: Vinyl Siding | | | 3rd Flr: 0 | 0 | 0 |
| Driveway: Other - See Remarks | | | 4th Flr: 0 | 0 | 0 |
| Garage: 3.0/Attached | | | Bsmnt: 0 | 0 | 0 |
| Lot/Addtl Info: Other - See Remarks | | Roof Descr: | Total: 3 | 2 | 1 |
| Attic: Scuttle Access | | Foundation: Block | | | |
| OGM Rsrvd: | | Timber Rsrvd: | | | |
| Basement: Full | | | | | |

Public Remarks: **Welcome to this meticulously maintained, turnkey masterpiece perfectly situated on a premium lot in Clay's desirable Wildflower Community. Why wait a year or more to build when you can move right into a pristine property? Only 2½ years young, this home bypasses the hassle of the building process, shields you from rising material costs, and comes complete with all subdivision declaration requirements already fully met (No HOA or dues). This property showcases "The Orion," Eldan Homes' spectacular large ranch floor plan, featuring a spacious layout with room for everything. The dramatic open design boasts exquisite ceiling details in the Great Room with a stunning feature fireplace, dining area, and primary suite, creating an ideal setting for both lively entertaining and cozy gatherings. The gourmet kitchen is a chef's dream, featuring a massive island, quartz counters, upgraded solid-shelf pantry, and seamless flow into a bright morning room that opens directly to a beautiful enclosed deck. The primary retreat serves as a private oasis, offering dual vanities, a custom freestanding style shower, and expansive walk-in closet. No detail has been overlooked, with extensive premium upgrades already completed for you, including a 22K Generac whole house generator, a massive triple wide top coated driveway, and professional landscaping framed by 16 blue juniper trees. A full basement (currently unfinished) offers a blank canvas for your exact vision, whether you choose to utilize it for storage, or design additional living space. Nestled in a fantastic, streetlight-lined neighborhood within the North Syracuse School District, you are just minutes from all local amenities. This move-in-ready property is an incredible investment. Schedule your tour today!**

Unbranded VT: [Click Here](#)

Aerial Drone Video:

Virtual Tour 3D: [Click Here](#)

Directions: **From East, go West on Route 31, right on Henry Clay Blvd., right on Hollyshire Way.**

Interior & Exterior Features

| | | |
|---|--------------------|-----------------------------|
| Add'l Rooms: 1st Floor Primary Bedroom, Laundry-1st Floor, Primary Bedroom Bath, Other - See Remarks | Total FP: 1 | # Artificial: 1 |
| Add'l Interior Features: Circuit Breakers - Some, Pex Plumbing- Some, Sliding Glass Door, Sump Pump | | # Gas: 0 |
| Add'l Exterior Features: | | # Pellet: 0 |
| Add'l Struct: Breakfast Room, Island, Pantry, Quartz Counter | | # Wood Burning: 0 |
| Kitch/Dining: Dishwasher, Dryer, Microwave, Oven/Range Gas, Refrigerator, Washer | | # Wood Stove: 0 |
| Appliances: | | # Coal: 0 |
| Accessibility: | | # Other: 0 |
| Floor: Other - See Remarks, Tile-Some, Vinyl-Luxury-Some | | # Freestanding: 0 |
| | | # Not Rep to Code: 0 |

Utilities Information

| | |
|---|--|
| HVAC Type: AC-Central, Forced Air, Programmable Thermostat | Sewer: Septic |
| HVAC Fuel: Propane | Water: Public Connected |
| Electric: Connected | Insulation: Other |
| Water Htr Fuel: Electric | Septic Location: RMK |
| Emerg Backup: Generator - Permanent | Energy Eqpt: Propane Tank-Owned |
| Type of Well: | Well Location: |
| ENERGY STAR® Qualified: Appliances | |

Grn Bld Vr Type:
Grn Indoor Air Q:
Grn Water Cnsrv:

Financial Information

| | | | | | |
|---------------|--|------------------|---------------------|----------------|-----------------|
| Possible Fin: | Cash, Conventional, Other - See Remarks | Type of Sale: | Normal | Town/Cnty Tax: | \$4,194 |
| 1st Mtg Bal: | \$0 | Equity: | \$765,000.00 | City/Vil Tax: | \$0 |
| 2nd Mrt Bal: | \$0 | | | School Tax: | \$9,910 |
| Tax Info: | | | | Total Taxes: | \$14,104 |
| Assess Val: | \$14,800 | Annl Spc Assess: | \$0 | Lot Rent: | |
| HOA Pay Desc: | None | | | Closed Date: | |
| HOA Fee: | | | | | |
| HOA Amen: | | DOM: | 2 | | |

MLS#: **S1689916**

Canaan Realty

8645 E. Seneca TNPk Manlius, NY 13104



Caleb Shoemaker
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