



New Listing

MLS#: **S1694648** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
8827 River Rd List Price: **\$69,500**
County: **Onondaga** Zip: **13027** LP/SF:
Town/City: **Lysander** Pstl City: **Baldwinsville** Acres: **0.52**
Area #: **Lysander-313689** Cross St: **Glacier Ridge Rd**
Subdivision: Lot Front: **100**
TxMap#: **313689-081-002-0001-004-000-0000** Lot Depth: **225**
Addl TxMap#: Lot Shape: **Rectangular**
City Nghbrhd: Lot #: **4**
School Dist: **Baldwinsville** SqFt [PubRec]: []
High School: AboveGrade SqFt: []
Middle School: Fin Bsmnt SqFt: []
Elem School: SqFt Source:
Photo: **5**

Waterfront/Water

Waterfront: **No**

Riparian Rgts: **No**

General Information

Type: **Other - See Remarks, Residential** Improvement:
Topography: **Level**
Road Ft/Desc: **Town** Buildings: **None**
Zoning: Milk Mkt: # Horse Stls: **0**
Land Feat: **Other - See Remarks, Wooded - Partial**
Addl Rooms:
Bedrooms: Baths: Stories: Rooms:
OGM Rsrvd: **No** Timber Rgts Rsv: **No**

Public Remarks: **Build your dream home in Lysander! Incredible opportunity to own an affordable property in the Baldwinsville Central School District. Situated in a highly convenient location, this parcel offers the ultimate combination of an easy daily commute and peaceful surrounding scenery, including a potential glimpse of the Seneca River. Grandfathered in by the Town of Lysander, this lot simplifies the building process. Even better? Public water is available at the street. Don't miss this opportunity to build exactly what you want in a great location.**

Unbranded VT: [Click Here](#)

Aerial Drone Video:

Virtual Tour 3D:

Directions: **From Baldwinsville hgead east on Rt 31 to a left onto River Rd. Continue north on River Rd. Property is on the left, adjacent to 8821 River Rd.**

Residence Information

Style of Res: Garage:
Constr Mtrls:
BR 1st Flr: BR 2nd Flr: BR 3rd Flr: **0** BR Basement: **0**
FB 1st Flr: FB 2nd Flr: FB 3rd Flr: **0** FB Basement: **0**
HB 1st Flr: HB 2nd Flr: HB 3rd Flr: **0** HB Basement: **0**
Kitchen:
Basement:
Floor:
Attic: Roof Desc:
Addl Rooms:
Interior Feat:
Exterior Feat:
Appliances:
Accessibility:
Foundation:
Emerg Backup:
ENERGY STAR
Qualified®:
Fireplace: **0** # Artificial: **0** # Gas: **0** # Pellet: **0**
Wood Burning: **0** # Wood Stove: **0** # Coal: **0** # Other: **0**
Freestanding: **0** # Not to Code: **0**

Utilities Information

Utils on Site: **Other - See Remarks**
HVAC Type: Waste Disp: **Other - See Remarks, Septic Required**
Electric: Insulation: **None**
Utils Avail: **Cable, Electric, Other - See Remarks, Telephone, Water**
HVAC Fuel: Water Htr Fuel:
Water Supply: **At Street, Other - See Remarks, Public**
Type of Well: Well Location:
Energy Eqpt: **None** Septic Location:
Grn Bld Vr Type:
Grn Indoor Air Q:
Grn Water Cnsrv:

Miscellaneous Information

Avail Docs: **Aerials, Other - See Remarks**
Dev Status: **Raw Land**

Soil: Restrictions:

Seller Provides: **Other - See Remarks**
Conditions: **Other - See Remarks**

Seller Stake in Lnd: Addl Site Data:

Driveway Desc: **None**
Possible Uses: **Other - See Remarks, Single Family Development**

Lot/Addtl Info: **Other - See Remarks, Residential**

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**
Tax Info:
Town/Cnty Tax: **\$123**
Closed Date:

Annl Spc Assess: **\$0**
Assess Val: **\$15,000**
City/Vil Tax: **\$0**
Sales Price:

Lot Rent:
School Tax: **\$330**
Total Taxes: **\$453**
DOM: **1**

MLS#: **S1694648**

Caleb Shoemaker
Not Licensed

Canaan Realty
8645 E. Seneca TNPk Manlius, NY 13104



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