



New Listing

MLS#: S1064833      Single Family Residential      **A-Active**  
[118 Rufus Cir](#)      List Price: \$114,900  
County: Onondaga      Zip: 13209      Acres: 0.19  
Town: Van Buren      Pstl City: Syracuse      Cross St: Baker  
Area #: Van Buren-315689      Lot Front: 70  
Subdivision: Seneca Knolls      Lot Depth: 119  
TxMap#: 315689-062-000-0002-018-000-0000      Lot Shape:  
City Nghbrhd:      Lot #: 18  
School Dist: Baldwinsville      SqFt: 1,000  
High School: Charles W Baker High      Year Built: 1962  
Middle School: Theodore R Durgee Junior High      Yr Blt Desc: Existing  
Elem School: Catherine M McNamara Elementary      # Photo: 25

General Information

Style of Res:	Ranch	Full Baths:	1	Bedrooms:	3	Beds	Full	Half	
Built By:		Half Baths:	0	Total Rooms:	8	1st Flr:	2	1	0
Stories:	1.0	Tot Baths:	1.0	# Beds/Sept:		2nd Flr:	0	0	0
Exterior	Aluminum/Steel					3rd Flr:	0	0	0
Constr:						4th Flr:	0	0	0
Driveway:	Blacktop, Double Wide					Bsmnt:	1	0	0
Garage:	2.0/Detached					Total:	3	1	0
Lot Info:	Near Bus Line, Neighborhood Street								
Attic:	Crawl Space	Foundation:	Poured						
Basement:	Finished, Full								
Waterfrnt:	No	Footage:							
Name:		Island Name:							Riparian Rgts: No

Public Remarks: Whether you're buying your first home or looking to downsize, this meticulous Seneca Knolls ranch will stop you in your tracks. The updated kitchen with generous cabinet space opens to the dining room. In fair weather, have your meals on the screened-in porch or deck, or BBQ in the spacious yard. The finished lower level offers even more options, with a family room, bedroom, laundry room and roomy storage area. With updated roof, furnace, water heater and so many more improvements, the only thing you will have to worry about is where to place your furniture. Spend your time exploring your new neighborhood and nearby NYS Fairgrounds, Lakeview Amphitheatre, Onondaga Lake Park, Seneca River and golf courses!

Unbranded VT: [Click Here](#)

Directions: Baker Blvd. to Rufus Circle

Interior & Exterior Features

Room	Flr	Dim	Room	Flr	Dim	Total FP:0	# Artificial:	0
Bedroom 1	1st		Bedroom 2	1st			# Freestanding:	0
Bedroom 3	Bsmnt		Dining Room	1st			# Gas:	0
Family Room	Bsmnt		Kitchen	1st			# Pellet:	0
Living Room	1st						# Woodburn:	0
Add'l Rooms:	1st Floor Bedroom, 1st Floor Master Bedroom, Family Room, In-Law - see Remarks, Laundry-Basement, Living Room, Porch - Enclosed, Porch - Screened, Possible Additional Bedroom, Workshop						# Woodstove:	0
Add'l Interior Features:	Atrium Door, Ceiling Fan, Copper Plumbing - Some, Drapes - Some, Sliding Glass Door, Sump Pump						# Coal:	0
Add'l Exterior Features:	Cable TV Available, Deck, Partially Fenced Yard, Patio						# Not to Code:	0
Add'l Struct:								
Kitch/Dining:	Eat-In, Formal Dining Room							
Appliances:	Cooktop - Gas, Dishwasher, Disposal, Dryer, Oven/Range Freestanding, Oven/Range Gas, Range Hood- Exhaust Fan, Refrigerator, Washer							
Accessibility:								
Floor:	Laminate-Some, Wall To Wall Carpet-Some							

Utilities Information

HVAC Type:	AC-Central, Forced Air	Sewer:	Sewer Connected
Heating Fuel:	Gas	Water:	Public Connected
Water Htr Fuel:	Gas	ENERGY STAR®	
		Qualified:	
Emerg Backup:		Well Location:	
Type of Well:	None		

Financial Information

Possible Fin:	Cash, Conventional, FHA, VA	Type of Sale:	Normal	Town/Cnty Tax:	\$1,383
1st Mtg Bal:	\$0	Equity:	\$114,900.00	City/Vil Tax:	\$0
2nd Mrt Bal:	\$0				

Tax Info:  
Assess Val: \$92,000  
HOA Pay Desc: None  
HOA Fee:  
HOA Amen:  
Sale Price:

Annl Spc Assess: \$0

DOM: 1

School Tax: \$2,236  
Total Taxes: \$3,619  
Lot Rent:

Closed Date:

MLS#: S1064833

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