



New Listing

MLS#: **S1156776** **Single Family Residential** **A-Active**  
**8317 Prestwick Dr** List Price: **\$334,500**  
 County: **Onondaga** Zip: **13104** Acres: **0.76**  
 Town: **Manlius** Pstl City: **Manlius** Cross St: **Hoylake**  
 Area #: **Manlius-313889**  
 Lot Front: **150**  
 Lot Depth: **315**  
 Lot Shape: **Pie**  
 Lot #: **5**  
 SqFt: **3,373**  
 Subdivision: **Glen Eagle**  
 TxMap#: **313889-117-000-0013-005-000-0000**  
 City Nghbrhd:  
 School Dist: **Fayetteville-Manlius**  
 High School: **Fayetteville-Manlius Senior High**  
 Middle School: **Eagle Hill Middle** Year Built: **1987**  
 Elem School: **Enders Road Elementary** Yr Blt Desc: **Existing**  
 # Photo: **25**

General Information

Style of Res: <b>Contemporary</b>	Full Baths: <b>2</b>	Bedrooms: <b>5</b>	Beeds	Full	Half
Built By:	Half Baths: <b>1</b>	Total Rooms: <b>10</b>	1st Flr: <b>1</b>	0	1
Stories: <b>2.0</b>	Tot Baths: <b>2.1</b>	# Beds/Sept:	2nd Flr: <b>4</b>	2	0
Exter Constr: <b>Cedar, Wood</b>			3rd Flr: <b>0</b>	0	0
Driveway: <b>Blacktop, Double Wide</b>			4th Flr: <b>0</b>	0	0
Garage: <b>2.0/Attached</b>			Bsmnt: <b>0</b>	0	0
			Total: <b>5</b>	2	1

Lot Info: **Near Bus Line, Neighborhood Street**  
 Attic: **Crawl Space** Foundation: **Block**  
 Basement: **Full**  
 Waterfront: **No** Footage: Riparian Rgts?  
 Name: Island Name:

Public Remarks: **No showings until Sat. 11/3/18 at 12 noon! This airy and bright Manlius contemporary has so much to offer! From the soaring vaulted ceilings to the spacious backyard, there's no reason to feel space is lacking. The living room is a statement in itself, with cathedral ceilings, large picture window and adjoining dining room, all in a large, open space! Cozy-up beside the family room fireplace or cook your favorite dish in the kitchen, featuring brand new granite counters. Looking to relax? Head to the master suite to find a soothing jetted tub, or get away from it all in the quiet, main floor office, which can double as an additional bedroom if needed. With first floor laundry, attached 2-car garage, and large storage-ready basement, this modern home proves it really does have it all.**

Unbranded VT:  
 Aerial Drone Video:  
 Virtual Tour 3D:

Directions: **173 to Enders to Hoylake to Prestwick**

Interior & Exterior Features

Room	Flr	Dim	Room	Flr	Dim	Total FP: 1	# Artificial:	0
<b>Bedroom 1</b>	<b>2nd</b>		<b>Bedroom 2</b>	<b>2nd</b>			# Gas:	<b>1</b>
<b>Bedroom 3</b>	<b>2nd</b>		<b>Bedroom 4</b>	<b>2nd</b>			# Pellet:	<b>0</b>
<b>Basement</b>	<b>Bsmnt</b>		<b>Dining Room</b>	<b>1st</b>			# Wood Burning:	<b>0</b>
<b>Family Room</b>	<b>1st</b>		<b>Kitchen</b>	<b>1st</b>			# Wood Stove:	<b>0</b>
<b>Living Room</b>	<b>1st</b>		<b>Other</b>	<b>1st</b>			# Coal:	<b>0</b>
Add'l Rooms:	<b>1st Floor Bedroom, Family Room, Foyer/Entry Hall, Laundry-1st Floor, Living Room, Master Bedroom Bath, Office, Possible Additional Bedroom, Workshop</b>						# Other:	<b>0</b>
Add'l Interior Features:	<b>Cathedral Ceiling, Ceiling Fan, Circuit Breakers - Some, Copper Plumbing - Some, Skylight, Sliding Glass Door, Two Story Foyer, Whirlpool Tub</b>						# Freestanding:	<b>0</b>
Add'l Exterior Features:	<b>Cable TV Available, Deck, Garage Door Opener, High Speed Internet</b>						# Not Rep to Code:	<b>0</b>
Add'l Struct:								
Kitch/Dining:	<b>Breakfast Bar, Breakfast Room, Eat-In, Formal Dining Room, Granite Counter, Living/Dining Combo</b>							
Appliances:	<b>Cooktop - Electric, Dishwasher, Disposal, Dryer, Microwave, Oven/Range Built-In, Oven/Range Electric, Range Hood-Exhaust Fan, Refrigerator, Washer</b>							
Accessibility:								
Floor:	<b>Ceramic-Some, Hardwood-Some, Laminate-Some, Wall To Wall Carpet-Some</b>							

Utilities Information

HVAC Type: **AC-Central, Forced Air, Programmable Thermostat** Sewer: **Sewer Connected**  
 Heating Fuel: **Gas** Water: **Public Connected**  
 Water Htr Fuel: **Gas** ENERGY STAR® **Windows**  
 Qualified:  
 Emerg Backup:  
 Type of Well: Well Location:

Financial Information

Possible Fin: **Cash, Conventional, FHA, VA** Type of Sale: **Normal**  
 1st Mtg Bal: Equity: **\$334,500.00** Town/Cnty Tax: **\$4,415**  
 2nd Mrt Bal: City/Wil Tax: **\$0**  
 Tax Info: School Tax: **\$8,498**  
 Assess Val: **\$310,300** Total Taxes: **\$12,913**  
 HOA Pay Desc: **None** Annl Spc Assess: **\$0** Lot Rent:  
 HOA Fee:  
 HOA Amen:  
 Sale Price: DOM: **2** Closed Date:

Pei Lin Huang  
NY Licensed Assoc. R.E. Broker

MLS#: **S1156776**  
Keller Williams Realty Syracuse  
5701 Enterprise Pkwy East Syracuse, NY 13057

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