



Price Increase

MLS#: S1094922 Single Family Residential **A-Active**
[8508 Cazenovia Rd](#) List Price: \$159,900
County: Onondaga Zip: 13104 Acres: 1.56
Town: Pompey Pstl City: Manlius Cross St: Oran Delphi Road
Area #: Pompey-314600 Lot Front: 133
Subdivision: Lot Depth: 585
TxMap#: 314600-006-000-0005-008-000-0000 Lot Shape:
City Nghbrhd: Lot #: 8
School Dist: Fayetteville-Manlius SqFt: 1,760
High School: Fayetteville-Manlius Senior High Year Built: 1960
Middle School: Eagle Hill Middle Yr Blt Desc: Existing
Elem School: Enders Road Elementary # Photo: 32

General Information

Style of Res:	Ranch	Full Baths:	2	Bedrooms:	3	Beds	Full	Half	
Built By:		Half Baths:	0	Total Rooms:	8	1st Flr:	3	2	0
Stories:	1.0	Tot Baths:	2.0	# Beds/Sept:		2nd Flr:	0	0	0
Exterior Constr:	Shake Shingle					3rd Flr:	0	0	0
Driveway:	Blacktop, Double Wide, Turnaround					4th Flr:	0	0	0
Garage:	2.0/Attached					Bsmnt:	0	0	0
Lot Info:	Primary Road					Total:	3	2	0
Attic:	Crawl Space	Foundation:	Block						
Basement:	Full								
Waterfrnt:	No	Footage:		Riparian Rgts:	No				
Name:		Island Name:							

Public Remarks: This hard-to-come-by Manlius ranch, with over 1700 sq ft of 1st-floor living space, will have you binge-watching HGTV. Bring your paint swatches and imagination - this well-built home provides a little bit of country and a lot of room to make it your own. When the kitchen is already loaded with great counter & cabinet space, needed updates are minimal. 2 full baths are a bonus as are the many double closets throughout the home. Currently, the 3rd bedroom is set up for a 1st-floor laundry, but the option is yours to relocate the washer & dryer downstairs. The full basement provides plenty of room for multiple uses including storage, workshop, man-cave & more. FM School District, central air, and a 2 car garage sweeten the pot, but putting your own touch on a house makes it a home.

Unbranded VT:

Directions: Route 92 is also Cazenovia Road. The property is on the right before Oran Delphi Road if you are coming from Manlius.

Interior & Exterior Features

Room	Flr	Dim	Room	Flr	Dim	Total FP:0	# Artificial:	0
Bedroom 1	1st		Bedroom 2	1st			# Gas:	0
Bedroom 3	1st		Basement	Bsmnt			# Pellet:	0
Dining Room	1st		Family Room	1st			# Wood Burning:	0
Kitchen	1st		Living Room	1st			# Wood Stove:	0
Other	1st						# Coal:	0
Add'l Rooms:	1st Floor Bedroom, 1st Floor Master Bedroom, 1st Floor Master Suite, Family Room, Foyer/Entry Hall, Laundry-1st Floor, Laundry-Basement, Living Room, Master Bedroom Bath, Workshop						# Other:	0
Add'l Interior Features:	Ceiling Fan, Sliding Glass Door						# Freestanding:	0
Add'l Exterior Features:	Cable TV Available, Garage Door Opener, High Speed Internet						# Not Rep to Code:	0
Add'l Struct:								
Kitch/Dining:	Breakfast Room, Eat-In, Formal Dining Room							
Appliances:	Dishwasher, Dryer, Oven/Range Electric, Oven/Range Freestanding, Range Hood-Exhaust Fan, Refrigerator, Washer							
Accessibility:								
Floor:	Hardwood-Some, Wall To Wall Carpet-Some							

Utilities Information

HVAC Type:	AC-Central, Forced Air	Sewer:	Septic
Heating Fuel:	Gas	Water:	Well
Water Htr Fuel:	Gas	ENERGY STAR®	Qualified:
Emerg Backup:	Sump Pump - Water Power	Well Location:	20-25 ft from back of the house.
Type of Well:	Dug		

Financial Information

Possible Fin:	Cash, Conventional, FHA, VA	Type of Sale:	Normal	Town/Cnty Tax:	\$1,411
1st Mtg Bal:	\$0	Equity:	\$159,900.00	City/Vil Tax:	\$0
2nd Mrt Bal:	\$0			School Tax:	\$2,426
Tax Info:				Total Taxes:	\$3,837
Assess Val:	\$162,000	Annl Spc Assess:	\$0	Lot Rent:	
HOA Pay Desc:	None				
HOA Fee:					
HOA Amen:					
Sale Price:		DOM:	0	Closed Date:	

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