



## \$62,487 -- 10.1 acres

Kinne Rd, Fayetteville, NY 13066

- Onondaga County

Recreational Property

Residential Property

Undeveloped Land

### 10.1 acres Residential Parcel in Fayetteville, NY

State	County	City	Zip
New York	Onondaga County	Fayetteville	13066
Address	Price	Acreage	Bedrooms
Kinne Rd	\$62,487 -	10.1 acres	0
Baths			
0			

#### Description

Sunshine Holdings Price: \$62,486.76

Market Value: \$83,315.68

Savings of 25%!!

Looking for a residential property in Fayetteville?

The City of Fayetteville has a 10.1-acre parcel of land available for sale that might interest you. The property is zoned for residential use and is ideal for building a single-family dwelling or home. The property is located in a minimal flood zone, which means that it is less likely to be affected by flooding during heavy rainfall. You can rest assured that your home and property will be safe even during harsh weather conditions.

The property is conveniently accessible via a paved road, making it easy for you to commute to and from it. However, it's important to note that the property doesn't allow RVs, mobile homes, farming, or livestock thus making it an excellent opportunity to build your dream home in a beautiful location with plenty of room to it.

Site Address: KINNE RD, FAYETTEVILLE, NY, 13066

County / State: NY-Onondaga

Parcel Number: 312689-063-000-0002-003-001-0000

Parcel Size: 10.1 acres

Parcel Area: 439,956 sq. ft.

Zoning: Residential

# of Dwellings Allowed to be Built: 1 Single Family Dwellings and Homes

Flood Zone: Flood Zone AE

Electric: City Available

Water: Well needed

Sewer: Septic needed

Survey/Plat Map: N/A

Percolation Test: Need percolation test

Property Access: Paved road

Legal Description: FL 63

Subdivision: None

Center GPS Coordinates: 43.04052749, -76.04752998

RV Parking / Living Allowed: No

Mobile Homes Allowed: No

Farming Allowed: No

Livestock Allowed: No

Annual Taxes: \$211.87 (2023)

HOA Fees / Name of HOA: N/A

Elevation: 419.9 ft

Elementary School: Fayetteville Elementary School

Middle School: Jamesville-Dewitt Middle School

High School: Fayetteville-Manlius High School

Buyers Agent Commission Offered: 3%

Title Provided: Warranty Deed w/ Title Insurance

## Amenities

## Financing Options

### Mortgage Options

- Owner Finance

## Land

### Lot Description

- Acreage
- Irregular
- Some Trees

### Road Frontage Desc

- U.S. Highway

### Topography

- Rolling

### Proposed Use

- Residential Single

### Street/Utilities

- City electric available, to be verified by buyer.  
Well and Septic Needed

## Seller Contact Information

### Enchanted Farms, LLC

Enchanted Farms, LLC

1969 S Alafaya Trail, #112

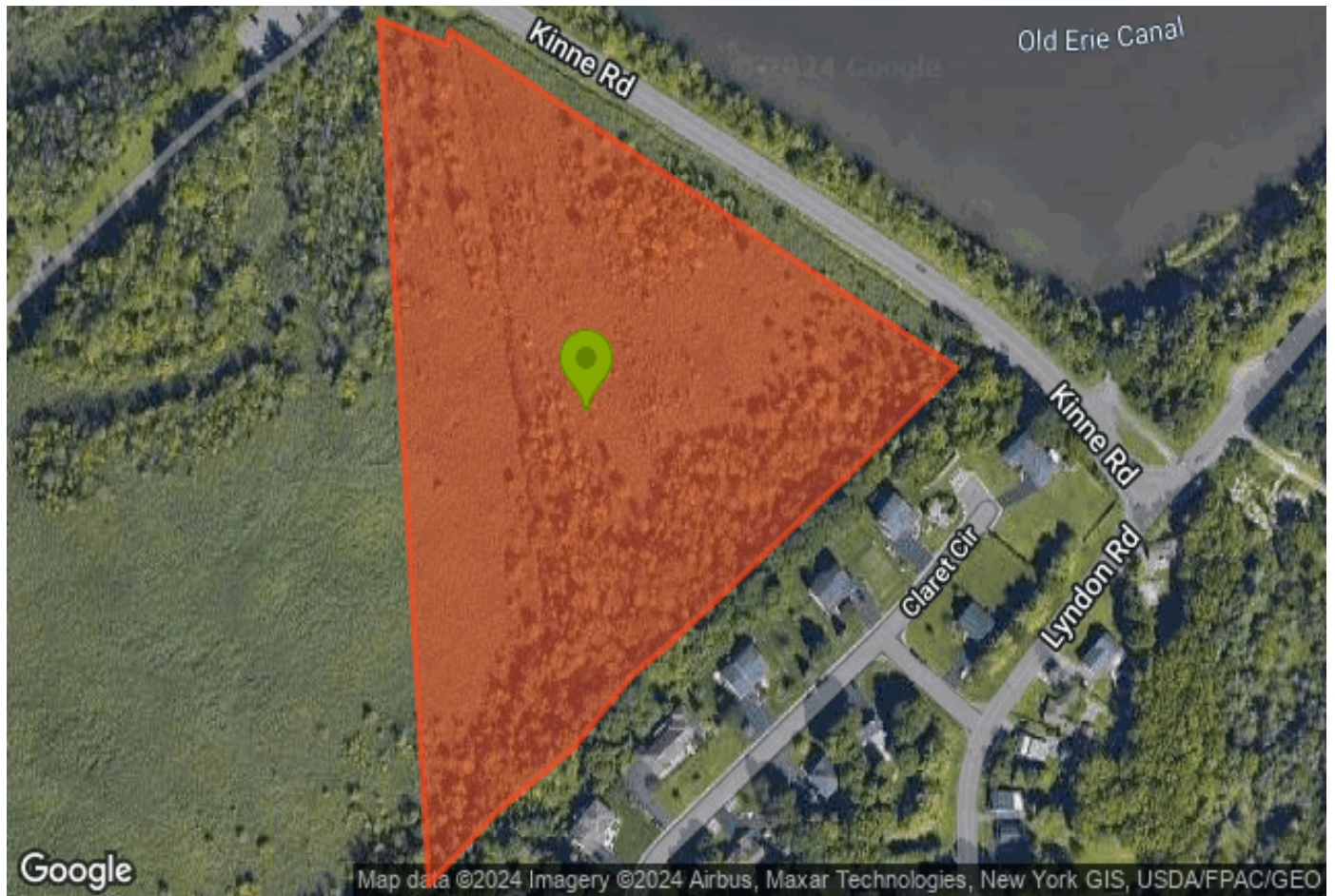
Orlando, FL 32828

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(352) 610-1099 (Office)

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## Property Boundaries



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This information believed accurate but not warranted