



MLS#: **S1108689** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**  
**1112 W Erie Canal Rd**  
 List Price: **\$26,500**  
 LP/SF:  
 Acres: **5.30**  
 Cross St: **Chase Lake Road**  
 County: **Lewis** Zip: **13343**  
 Town: **Watson** Pstl City: **Glenfield**  
 Area #: **Watson-235200**  
 Lot Front: **1,644**  
 Lot Depth: **417**  
 Subdivision:  
 TxMap#: **p/o 235200-231-001-0002-006-110-0000** Lot Shape:  
 City Nghbrhd: **South Lewis** Lot #:  
 School Dist: **South Lewis** SqFt:  
 High School:  
 Middle School:  
 Elem School: # Photo: **2**

Price Decrease

General Information

Type: **Building Lot, Camp, Recreation, Residential** Improvement:  
 Topography: **Hilly, Rolling**  
 Road Ft/Desc: **County** Buildings: **None**  
 Zoning: Milk Mkt: # Horse Stls: **0**  
 Land Feat: **Scenic View, Water View**  
 Addl Rooms:  
 Bedrooms: Baths: Stories: Rooms:  
 On Wtrfmt: **No** Footage:  
 Name: Island Name: Rip Rgts: **No**  
 GOM Rts Rsv: Timber Rgts Rsv:  
 Public Remarks: **This parcel is being subdivided from a larger parcel so acreage is estimated. Additional acreage is available. This lot would make a great building site for a new home or cabin with nearby access to the Independence River and close to horse trails.**

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

Directions: **From Lowville, take Number Four Rd to first Chase Lake Rd on your left. At Brooklyn Square, turn right. Property will be on your right just past the bridge.**

Residence Information

Style of Res: Garage:  
 Exterior Cnstr:  
 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:  
 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: **None**  
 HVAC Type: Waste Disp: **None**  
 Utils Avail: **Electric, High Speed Internet, Telephone**  
 Heating Fuel: Water Htr Fuel:  
 Water Supply: **None**  
 Type of Well: **None** Well Location:

Miscellaneous Information

Avail Docs: **Aerials**  
 Dev Status: **Raw Land**  
 Soil: Restrictions:  
 Seller Provides:  
 Conditions: **Owner Will Survey, Will Subdivide**  
 Seller Stake in Lnd: Addl Site Data:  
 Driveway Desc: **None**  
 Possible Uses: **2nd Home Development, Horses, Recreational, Single Family Development**  
 # 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: **Estate, Normal** Annl Spc Assess: **\$0** Lot Rent:  
 Tax Info: Assess Val: **\$26,500** School Tax: **\$340**  
 Town/Cnty Tax: **\$336** City/Vil Tax: **\$0** Total Taxes: **\$676**  
 Closed Date: Sales Price: DOM: **280**

MLS#: **S1108689**

Carole Dunbar Good Morning Realty  
NY Licensed Assoc. R.E. Broker 7556 South State St Lowville, NY 13367

Listing content is subject to copyright and license agreements, and may only be used as permitted by MLS rules, regulations, and policies.  
Listing content is not guaranteed accurate by the MLS Thursday, January 10, 2019