



**Other-
International** [1243 County Road 2](#)

List Price: **\$1,150,000**
LP/SF: **\$383.33**

SP/SF:

Area #: **Other-International-750000**

Beds: **3** Subdivision:

Baths: **2.0** Style of Res: **2 Story**

SqFt: **3,000** Garage: **0/No Garage**

FP: **0** Waterfront: **No/River / Stream / Creek**

Acres: **11.50** School Dist: **Other - See Remarks**

Status: **A-Active**

ML#: [S1209393](#)

Tot Taxes: **\$13,820**

Year Built: **2003**

11.5 Acres on the St. Lawrence River in Ontario Canada! This property is located between the 2 international bridges of U.S. and Canada. Built in 2003, this residence has over 3000 square feet on two floors and includes a business next to it that was formerly a bar/restaurant that catered to boats and tourists with docking available. There is 350ft. of Saint Lawrence waterfront. Residence needs works but the location is second to none and the property's water views are breathtaking!

MLS#: **S1209393**

Adolfi Real Estate, Inc.

75 State Street Phoenix, NY 13135

John F. Adolfi
NY Licensed R.E. Broker

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Lysander [2501 Country Ln](#)

List Price: **\$234,900**
LP/SF: **\$112.61**

SP/SF:

Area #: **Lysander-313689**

Beds: **4** Subdivision: **Orchard Pk Sec A**

Baths: **2.1** Style of Res: **Split Level**

SqFt: **2,086** Garage: **2.5/Attached**

FP: **1** Waterfront: **No**

Acres: **0.72** School Dist: **Baldwinsville**

Status: **A-Active**

ML#: [S1221325](#)

Tot Taxes: **\$5,735**

Year Built: **1970**

Boasting an array of sleek finishes and a thoughtful open plan layout, this immaculate 4-bedroom, 2 1/2-bathroom split level is a paradigm of modern living. Features of this 2000+ sq. foot home include new hardwood floors, brand new roof and a gorgeous kitchen. Beyond a functional entryway space the home flows into a luminous, open concept living, dining, and kitchen area. The eat-in kitchen is equipped with granite countertops, new stainless steel appliances, and a plethora of cabinets. The bedrooms are just up the stairs and all have beautiful hardwood flooring. The large master bedroom has two full size closets and a gorgeous bathroom with ceramic tile flooring, tiled walls, and chic fixtures. All on three quarters of an acre very close to the parks and playgrounds.

MLS#: **S1221325**

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Salina [7489 Apache Ln](#)

List Price: **\$229,900**
LP/SF: **\$94.38**

SP/SF:

Area #: **Salina-314889**

Beds: **4** Subdivision:

Baths: **2.1** Style of Res: **Colonial**

SqFt: **2,436** Garage: **2/Attached**

FP: **1** Waterfront: **No**

Acres: **0.28** School Dist: **Liverpool**

Status: **A-Active**

ML#: [S1222723](#)

Tot Taxes: **\$8,257**

Year Built: **1975**

This luxurious Colonial features impeccable finishes throughout, from beautiful, original hardwood floors, to the newer laminate flooring. Enjoy a stunning gourmet kitchen with high efficiency stainless steel appliances. The updated interiors feature a soft monochromatic palette and clean lines, laundry room for your convenience on the 2nd level, gorgeous high end brand new bathrooms! The outside has a beautiful landscaped lot that you will enjoy making many memories on.

MLS#: **S1222723**

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West Monroe [56 Kellar Rd](#) List Price: **\$199,900**
 Area #: **West Monroe-356000**
 Type: **Bar / Tavern, Residential**
 Location: **Corner, Other - See Remarks** ML#: [S1188310](#)
 Prsn Use: **20/On Site** Tot Taxes: **\$6,728**
 Parking: **Equipment, Inventory, Land, Building and Business** GrS SqFt: **2,980**
 Sale Incl: **COM-1**
 Zoning: **COM-1**
 Cnstrctn: **Asphalt** Year Built: **1930**
 Roof: **Asphalt** Acres: **0.26**
 Status: **A-Active**

Great location! Cindy's Ship and Shore Restaurant and Bar is on the market! Properties like this do not come up often; it is a must see. Located in the quiet well known area, Big Bay. This unique popular property features three apartments as well as the restaurant in two separate buildings. It's the perfect time of the year to invest in this opportunity. Call today to view!

MLS#: **S1188310**

Adolfi Real Estate, Inc.

75 State Street Phoenix, NY 13135

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Mexico [455 State Route 104B](#) List Price: **\$169,900**
 LP/SF: **\$88.77**
 SP/SF:
 Area #: **Mexico-353489**
 Beds: **3** Subdivision:
 Baths: **2.0** Style of Res: **Split Level** ML#: [S1228057](#)
 SqFt: **1,914** Garage: **3.5/Detached** Tot Taxes: **\$6,005**
 # FP: **1** Waterfront: **No**
 Acres: **0.92** School Dist: **Mexico Academy and Central** Year Built: **1979**
 Status: **A-Active**

Beautiful split level home in a nice rural location! Hardwood floors extend across the open concept living and dining area leading to the beautiful kitchen. Enjoy the recent updates, plenty of cabinet space and contemporary finishes. Upstairs you will find the bedrooms featuring neutral plush carpet, fresh paint and plenty of natural sunlight. Outside is a great back deck, an amazing in-ground pool and a partial fence for your pets! Three car detached garage has a work space for the handyman and potential for storage above for all those winter items. All on almost 1 acre lot in a convenient location with an easy commute to 81!

MLS#: **S1228057**

Adolfi Real Estate, Inc.

75 State Street Phoenix, NY 13135

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Volney [5 Chalone Dr W](#) List Price: **\$169,900**
 Area #: **Volney-355800**
 Tot Apt: **2** Subdv: ML#: [S1226712](#)
 # Stories: **2** Type: **2 Unit** Tot Taxes: **\$7,162**
 SqFt: **2,496** Garage: **2**
 Acres: **0.50**
 Schools: **Fulton**
 Wtrfmt: **Yes/River / Stream / Creek** Year Built: **1945**
 Status: **A-Active**

Great investment opportunity! This large two unit in Volney on the Oswego River is an excellent value. Well maintained classic home converted into a 2 unit Multi Family. Includes two three bedroom apartments and a two car attached garage. All of this on a beautiful waterfront setting! This property is a rare chance for easy passive income. Positive revenue stream with great return on time and investment. Now is the time to capitalize on a viable venture. Access will be only to the downstairs unit.

MLS#: **S1226712**

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75 State Street Phoenix, NY 13135

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Parish [137 Searles Rd](#) List Price: **\$134,900**
 LP/SF: **\$72.76**
 SP/SF:
 Area #: **Parish-354689**
 Beds: **4** Subdivision:
 Baths: **3.0** Style of Res: **Ranch** ML#: [S1186169](#)
 SqFt: **1,854** Garage: **2.5/Attached** Tot Taxes: **\$4,600**
 # FP: **1** Waterfront: **No**
 Acres: **1.95** School Dist: **Altmar-Parish-Williamstown** Year Built: **1980**
 Status: **A-Active**

Welcome home to this beautiful updated ranch on just about two acres of land. The owners have taken great pride in this extremely well-kept home. Enjoy the country life in over 1800 square feet of one level living with four bedrooms, three full baths, an oversized two car garage, central air, beautiful updated kitchen, fenced yard, etc. Call today for this awesome opportunity.

MLS#: **S1186169**

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75 State Street Phoenix, NY 13135

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Van Buren [35 Division St](#)

List Price: **\$124,900**
LP/SF: **\$98.50**

SP/SF:

Area #: **Baldwinsville Village-Van Buren-315601**
Beds: **3** Subdivision:
Baths: **1.0** Style of Res: **Cape Cod**
SqFt: **1,268** Garage: **0/No Garage**
FP: **0** Waterfront: **No**
Acres: **0.34** School Dist: **Baldwinsville**
Status: **A-Active**

ML#: [S1222792](#)
Tot Taxes: **\$2,060**

Year Built: **1923**

Living is easy in this impressive, generously spacious residence just two lots away from the VanBuren Elementary School! This home is remodeled to perfection, not a stone unturned. The top quality materials and finishings found throughout this cape cod village home will make even your morning coffees somehow seem luxurious. Beautiful new floorings, exterior, windows, roof, paint, kitchen, bathroom, hot water tank, the list is endless. Don't miss out on this opportunity!

MLS#: **S1222792**

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Fulton [800 Forest Ave](#)

List Price: **\$119,900**
LP/SF: **\$114.19**

SP/SF:

Area #: **Fulton-City-350400**
Beds: **2** Subdivision: **Fulton**
Baths: **1.0** Style of Res: **Ranch**
SqFt: **1,050** Garage: **1/Detached**
FP: **0** Waterfront: **No**
Acres: **0.33** School Dist: **Fulton**
Status: **A-Active**

ML#: [S1215800](#)
Tot Taxes: **\$4,231**

Year Built: **1930**

Remodeled to Perfection! Living is easy in this impressive, residence with river views from every room. This home is positioned perfectly to schools, highways and recreation. The floor plan encompasses two spacious bedrooms with plenty of room for study, sleep and storage, one luxurious bathroom, and a sleek and stylish kitchen with cultured stone and wooden countertops. The home features two driveways for ample parking, a detached garage with electricity and extra storage. There is also a bonus shed in the back to store your yard equipment and toys. Nothing in this home was left untouched.

MLS#: **S1215800**

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Elbridge [1276 Peru Rd](#)

List Price: **\$100,456**
LP/SF: **\$42.33**

SP/SF:

Area #: **Elbridge-312889**
Beds: **5** Subdivision:
Baths: **3.0** Style of Res: **Ranch**
SqFt: **2,373** Garage: **2/Attached**
FP: **0** Waterfront: **No**
Acres: **1.21** School Dist: **Jordan-Elbridge**
Status: **A-Active**

ML#: [S1194243](#)
Tot Taxes: **\$6,027**

Year Built: **1988**

HUD Home. Abstract and survey are the responsibility of the purchaser. Disclosures Attached. Located between Memphis and Jordan, this sprawling ranch is within a mile of the Erie Canal Trailway access site! Enjoy walking/running on this beautiful trail! With 2,300 sq ft, 5 bedrooms, a family room and living room, this home has plenty of space to spread out. Make this home shine with some love and TLC and it could be your dream home!

MLS#: **S1194243**

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Syracuse [1017 Avery Ave](#)

List Price: **\$74,900**
LP/SF: **\$54.28**

SP/SF:

Area #: **Syracuse City-311500**
Beds: **3** Subdivision:
Baths: **1.0** Style of Res: **2 Story**
SqFt: **1,380** Garage: **0/No Garage**
FP: **0** Waterfront: **No**
Acres: **0.19** School Dist: **Syracuse**
Status: **A-Active**

ML#: [S1216919](#)
Tot Taxes: **\$2,737**

Year Built: **1920**

Looking for updated and well maintained city living? Welcome to this affordable opportunity that presents perfectly to the marketplace. This move-in ready home has been recently updated, including new flooring, furnace and roof, to name a few. Enjoy the shaded backyard, walk to the neighborhood park down the street and everything that Tipp Hill has to offer!

MLS#: **S1216919**

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**Cicero** [6328 Mud Mill Rd](#)List Price: **\$70,000**
LP/SF: **\$78.30**

SP/SF:

Area #: **Cicero-312289**Beds: **3** Subdivision:
Baths: **1.0** Style of Res: **Ranch**
SqFt: **894** Garage: **1/Attached**
FP: **0** Waterfront: **No**
Acres: **0.71** School Dist: **North Syracuse**
Status: **A-Active**ML#: [S1217415](#)
Tot Taxes: **\$3,586**Year Built: **1955**

HUD Home. Abstract and survey are the responsibility of the purchaser. Disclosures Attached. Wonderful location and easy access to Rts. 31, 81 AND 481. Exceptional lot with fenced in yard. Short ride to Oneida Lake! Three bedrooms, one car garage, large kitchen and so much more to consider in this one level living set-up.

MLS#: **S1217415**John F. Adolfi
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75 State Street Phoenix, NY 13135Listing content is subject to copyright and license agreements, and may only be used as permitted by MLS rules, regulations, and policies.
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LP/SF: **\$51.78**

SP/SF:

Area #: **Hastings-353289**Beds: **3** Subdivision:
Baths: **2.0** Style of Res: **A-Frame**
SqFt: **1,350** Garage: **0/No Garage**
FP: **0** Waterfront: **No**
Acres: **1.63** School Dist: **Central Square**
Status: **A-Active**ML#: [S1203272](#)
Tot Taxes: **\$4,636**Year Built: **2000**

Offers responded to within 24-48 hours. Located in rural Hastings, this A frame sits back from the road for more privacy. Enjoy the large front and back decks on those warm summer nights. The partially finished basement offers additional square footage with an additional bedroom, family room and plenty of storage space! Tax Map 208.00-01-04.02 is included in this sale. Total- 1.63 Acres!

MLS#: **S1203272**John F. Adolfi
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75 State Street Phoenix, NY 13135Listing content is subject to copyright and license agreements, and may only be used as permitted by MLS rules, regulations, and policies.
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LP/SF: **\$54.41**

SP/SF:

Area #: **New Haven-353800**Beds: **3** Subdivision:
Baths: **2.0** Style of Res: **Mobile Manu - Double Wide**
SqFt: **1,248** Garage: **1.5/Detached**
FP: **1** Waterfront: **No**
Acres: **2.03** School Dist: **Mexico Academy and Central**
Status: **A-Active**ML#: [S1227041](#)
Tot Taxes: **\$2,606**Year Built: **2000**

Nice Affordable 3 bedroom 2 full bath fully lendable double-wide located on a 2 acre lot and featuring a pole barn and detached garage. With ample room for a garden or pets, this doublewide features a large eat in kitchen, with a new range and lots of cabinets for plenty of storage space. Off of the Kitchen, you'll find a large formal dining room that opens up into a spacious living room with woodstove. The master suite is spacious and features a walk in closet, full whirlpool jet bath with both tub and walk in shower. In addition to the Master bedroom, the home features two more large bedrooms and an additional full bath. Priced to sell and move in ready, the property is truly a must see!

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75 State Street Phoenix, NY 13135Listing content is subject to copyright and license agreements, and may only be used as permitted by MLS rules, regulations, and policies.
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Stories: **2** Type: **2 Unit**
SqFt: **1,540**
Acres: **0.15** Garage: **0**ML#: [S1208702](#)Tot Taxes: **\$1,984**Schools: **Fulton**Wtrfmt: **No**Year Built: **1900**Status: **A-Active**

Multi family with 2 units. Convenient Fulton location for walking to schools, shopping and parks. One unit has 2 bedrooms, private entrance, eat in kitchen and basement access. Second unit has 1 bedroom, private entrance and basement access as well. Ample parking.

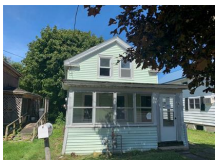
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**Syracuse** [248 Bruce St](#)List Price: **\$50,000**
LP/SF: **\$37.48**

SP/SF:

Area #: **Syracuse City-311500**
Beds: **3** Subdivision:
Baths: **1.0** Style of Res: **2 Story**
SqFt: **1,334** Garage: **0/No Garage**
FP: **1** Waterfront: **No**
Acres: **0.09** School Dist: **Syracuse**
Status: **A-Active**ML#: [S1197357](#)
Tot Taxes: **\$2,601**Year Built: **1935****Located just off of Erie Blvd, this home is close to shopping, dining and only 12 mins to the Dewitt/Fayetteville Wegmans! This home features 3 good sized bedrooms, formal dining room, living room and a full finished attic with stair access! With some TLC, the classic layout of this home will shine!**John F. Adolfi
NY Licensed R.E. BrokerMLS#: **S1197357**
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75 State Street Phoenix, NY 13135Listing content is subject to copyright and license agreements, and may only be used as permitted by MLS rules, regulations, and policies.
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LP/SF: **\$51.91**

SP/SF:

Area #: **Syracuse City-311500**
Beds: **2** Subdivision:
Baths: **1.0** Style of Res: **Cape Cod**
SqFt: **915** Garage: **0/No Garage**
FP: **0** Waterfront: **No**
Acres: **0.10** School Dist: **Syracuse**
Status: **A-Active**ML#: [S1224541](#)
Tot Taxes: **\$2,240**Year Built: **1930****Country cottage style home in a great area of the valley. Walk to the shops at the end of the street and the bus stop is in front of the home. Two large bedrooms upstairs and a great yard to play in!**John F. Adolfi
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75 State Street Phoenix, NY 13135Listing content is subject to copyright and license agreements, and may only be used as permitted by MLS rules, regulations, and policies.
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Lot #: **5** Subdivision:
Zoning: Type: **Building Lot**
Acres: **5.74** Lot Size: **400x624**
Wtrfmt: **No**
Feature: **Wooded - Partial**
Status: **A-Active**ML#: [S1213888](#)
Tot Taxes: **\$554****This is the next parcel of land you'll want to examine to decide on where to build your new home! Especially if you are a golf lover. Every morning as you walk to your mailbox the golf courses tee off is right across the road. Yes...golf carts and golfers. The land has semi mature trees and is a private, beautiful area and is only 2 miles to Route 81! This truly a perfect place to build your new home!**John F. Adolfi
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75 State Street Phoenix, NY 13135Listing content is subject to copyright and license agreements, and may only be used as permitted by MLS rules, regulations, and policies.
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LP/SF: **\$27.26**

SP/SF:

Area #: **Oswego-City-351200**
Beds: **3** Subdivision:
Baths: **1.0** Style of Res: **Bungalow**
SqFt: **1,170** Garage: **0/No Garage**
FP: **0** Waterfront: **No**
Acres: **0.07** School Dist: **Oswego**
Status: **A-Active**ML#: [S1222812](#)
Tot Taxes: **\$1,483**Year Built: **1890****Located close to the lake, this bungalow has a secluded back yard and enclosed front porch perfect for quiet fall nights. Inside this quaint home you will find two bedrooms upstairs and one down. The downstairs also contains a full bath, kitchen, living room, formal dining and den/office. Don't miss out on this fabulous opportunity close to amenities on a quiet street. Come take a look!**John F. Adolfi
NY Licensed R.E. BrokerMLS#: **S1222812**
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Syracuse [247-249 Crescent Ave](#)
 Area #: **Syracuse City-311500**
 Tot Apt: **2** Subdv:
 # Stories: **2** Type: **2 Unit**
 SqFt: **1,332**
 Acres: **0.08** Garage: **0**
 Schools: **Syracuse**
 Wtrfmt: **No**
 Status: **A-Active**

List Price: **\$29,900**
 ML#: [S1209085](#)
 Tot Taxes: **\$1,596**
 Year Built: **1910**

Solid two family property offered at a great price. Located on a quiet street with a large lot and extra parking. Each apartment has 2 bedrooms, dining room, living room and large kitchens and wood flooring. There is an extra lot adjacent to the property that can be purchased from the City of Syracuse for \$1

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Schroepfel [18 Homestead Ave](#)
 Area #: **Phoenix-Village-355401**
 Lot #: **8** Subdivision: **Section 304.13**
 Zoning: Type: **Building Lot, Residential**
 Acres: **0.80** Lot Size: **132x264**
 Wtrfmt: **No**
 Feature: **Other - See Remarks**
 Status: **A-Active**

List Price: **\$15,000**
 ML#: [S1151985](#)
 Tot Taxes: **\$1,032**

What makes for a great setting is the location with proximity to schools, highways and Wegmans! The elementary school is 100 yards away. Highschool is walking distance as well. The Route 481 entrance is a few minutes and a few minutes beyond is Wegmans. There was a house there years ago. Ready to build on it again. Owner financing is available.

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MLS#: **S1151985**
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Auburn [49 Chase St](#)
 Area #: **Auburn-050100**
 Lot #: **18** Subdivision: **Eugene J Gleason**
 Zoning: Type: **Residential**
 Acres: **0.11** Lot Size: **33x140**
 Wtrfmt: **No**
 Feature: **Clear Lot**
 Status: **A-Active**

List Price: **\$2,000**
 ML#: [S1226823](#)
 Tot Taxes: **\$1,408**

HUD Home. Abstract and survey are the responsibility of the purchaser. Disclosures Attached. Just over 4,500 sq ft lot zoned R-1. 33 ft of frontage and 140 ft deep this lot is flat and clear! Located on a dead end neighborhood street, this lot is close to amenities, shopping and dining.

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