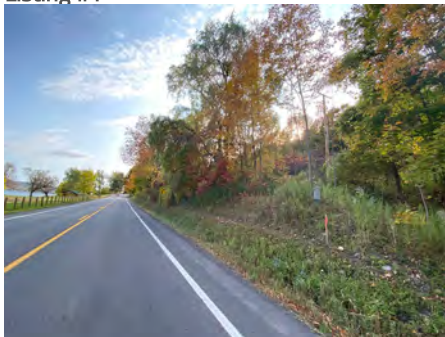


## Listing #1



## AC-L7 St Hwy 28, Richfield, NY 13439

List Price	<b>\$85,000</b> on 09/30/2024
Status	Active for Sale
Shared in MLS	Yes
Listing ID	11326933
Property Type	Vacant Land
County	Otsego
Township	Richfield
School	RICHFIELD SPRINGS CENTRAL SCHOOL DISTRICT
Total Tax	\$1,198
Tax ID	<a href="#">38.00-1-3.10</a>
FEMA Flood Map	<a href="https://fema.gov/portal">fema.gov/portal</a>

**Beautiful Wooded Lake View Land** - Beautiful Wooded Lake View Land - Build your dream home on this stunning wooded building lot with beautiful lake views. With ±5.49 surveyed acres of land, you'll have plenty of space to design the perfect retreat surrounded by nature. Enjoy private access to Canadarago Lake with a deck and dock included at Breezy Willow Lane. Just a short drive to charming Richfield Springs and historic Cooperstown, this property offers the best of both worlds - tranquility and convenience. Don't miss out on this once-in-a-lifetime opportunity to own a piece of paradise. 3-1/2 hours to NYC. Contact us today to schedule a viewing!

### Land Details

- 1 Lot
- 5.49 Acres
- 286 Frontage
- Map# 5651

### Exterior Features

- Survey
- Lake View
- Scenic View
- Water Frontage: 77' lake rights
- Trees
- Mountain View
- Lake Waterfront
- Subdivision: Baker Farm Subdivision
- Wooded View
- Access Waterfront
- Private View
- Dock Rights Waterfront

### Taxes and Fees

- Tax Year 2024

### Presented By

**Patricia Bensen-Ashley**, ASHLEY CONNOR REALTY 607-547-4045 [info@ashleyconnorrealty.com](mailto:info@ashleyconnorrealty.com)

Listing data is deemed reliable but is NOT guaranteed accurate.



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Map Layers



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Next Extent

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**Parcel Information**

Simpl

[MapXpress v1.2](#)

It is our recommendation to use [Mozilla Firefox](#) as your web browser.



8

5.058 acres

7

5.490 acres

14

0.06 acres

ROUTE

Building Envelope

Building Envelope

Turnaround

Existing Drive

## Baker Farm Subdivision – Deed Restrictions per Deed 962/304

1. No single family residence, exclusive of porches, patios, decks, basements (including walkouts), garages, carports and related ancillary buildings, shall be less than 1,800 square feet in floor area without written approval from TC Damon & Associates and/or their designated representative. A garage (two car minimum) must be constructed at the same time as the construction of the residence. Only residential uses are permitted. All buildings shall be constructed within building envelopes shown on the filed subdivision map. All buildings and landscaping to be approved by the Architectural Committee before construction shall commence. The Architectural Committee shall consist of TCDan1011 & Associates until 80% of the lots shown on the Baker Farm Subdivision Map are sold, at which time the members of that committee shall be selected by a two thirds majority vote of the lot owners. Each lot (regardless of number of lot owners) shall be permitted one vote. This does not apply to Parcels A, B and C, a/k/a Lots 3, 4 and 5 on filed subdivision map.
2. No single or double wide mobile homes shall be allowed. Prefabricated modular homes are permitted. Improvements must be completed within twelve (12) months after building materials are placed on the lot or foundation work is begun (whichever occurs first).
3. All improvements shall be maintained in such a manner that they do not become unsightly, in disrepair, unsanitary or a fire hazard.
4. No structure of a temporary or mobile nature, i.e., motor home, travel trailer, camping trailer/truck, or tent, shall be placed on any lot until the construction of a home has been completed.
5. Any vehicle, whether self-propelled or not, permitted to remain outdoors on any lot shall be kept in a licensed and operable condition and parked in a manner that is not a nuisance.
6. All refuse, trash, garbage or waste shall be kept in closed containers inside a building and disposed of on a regular basis at a licensed public/private facility.
7. Any tanks used for the storage of propane, fuel oil and/or gas shall be hidden or screened from the view of other lots and roads.
8. No kennel or other commercial facility for raising or boarding dogs or any other animal or bird shall be permitted.
9. No lot shall be further subdivided. Any drainage ditch/culvert located on any lot shall be maintained by the lot owner and no obstruction or change in contour (within ten feet of the centerline) shall be permitted without written approval by TC Damon & Associates as well as any other authority or agency having jurisdiction.

10. Owner(s) of Lots 1 through (and including) 16 shall have a "Deeded Right" to utilize Lot #21 to access Canadarago Lake. Said "Deeded Right" shall run with the lots and cannot be sold or transferred separately.

11. Any lot which abuts a private road/driveway must utilize said private road/driveway to access said lot. All owners of lots to be serviced by a private road/driveway understand and agree that they will be sharing said private road/driveway with others (including those existing residents that are not part of the Baker Farm Subdivision) and, that once they have constructed a structure upon the lot, they will also be responsible for their pro-rata share of the upkeep, maintenance and repair of said private road/driveway. Pro-rata shares shall be based upon the frontage (lineal footage) of the lots on the private road/driveway.

12. Owners of Lots 17 and 18 shall have "Deeded Share Access" to Canadarago Lake between Lots 21 & 22 and the owners of Lots 19 & 20 shall have "Deeded Share Access" to Canadarago Lake between Lots 24 & 25. The owners of Lots 22, 23, 24, & 25 hereby acknowledge said "Shared Access".

13. Notice is hereby given to perspective residents that the property that they are about to acquire lies partially or wholly in an area or district where farming activities occur. Such farming activities may include, but are not limited to, activities that cause noise, dust or odors.

14. Owners of any lot or lots hereby acknowledge that these restrictions may not be modified or changed in whole or in part without the written approval of TC Damon & Associates and/or their designated representative, the Town of Richfield Planning Board, as well as any/all other authorities or agencies having jurisdiction.

15. The Grantors, by the execution of this deed acknowledge that the above restrictions apply to, encumber and benefit the three lots retained by them and described as Parcels A, B and C above, except that restriction number I applies only to the extent that the use of Parcels A, B and C will be restricted to residential uses and buildings constructed thereon will be within the building envelopes shown on the subdivision map.