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ONEIDA - MADISON

Published Continuously Since 1957

ISSUE NO 34
Aug. 21, 2016

PENNYSAVER

Covering The Oneida, Canastota, VVS, Sylvan Beach, Chittenango and southern Madison County Areas
130 BROAD STREET, ONEIDA, N.Y. 13421 (315) 363-5100, FAX (315) 363-9832

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WHAT AN OPPORTUNITY!

With a **fantastic return on investment**, reap the benefits of **five 2 bedroom apartments with separate gas and electric!** Main house boasts a brand new roof and all 5 units have updated electrical entrances. All situated on 1.47 acres in a great location! **\$166,500** Jayne Wentworth 363-9191 or 264-1456 (C)



PEOPLE PLEASER

Quality built 2 or 3 bedroom home **boasting 3 baths**, a nice living room, oak kitchen, first floor laundry and plenty of room in the lower level for additional living space. **\$144,900** Jayne Wentworth 363-9191 or 264-1456 (C)



OPEN HOUSE WEDNESDAY, AUGUST 24, 2016 4 - 6 PM 350 STONE STREET, ONEIDA

Buyer's financing fell through! This immaculate home is a great buy! Huge family room, informal dining room, beautiful kitchen with appliances, 3 or 4 bedrooms, 1 1/2 baths, fenced yard, central air. Come and see! **\$79,900** Janet Mautner 363-9191 or 762-8683 (C)



ONEIDA CHARMER

Gorgeous Cape with 3 large bedrooms - one on the first floor with full bath and tons of closets. Living room with gas fireplace, formal dining room, country kitchen with appliances open to 3 season room. Full basement with workshop and stairs up to garage! Unbelievably wonderful!! **\$159,900** Julie Stickels 363-9191 or 762-3434 (C)



MORRISVILLE RANCH

Close to everything, this sprawling home has 3 bedrooms, hardwood floors, living room open to dining, 1 1/2 baths, central air, full basement, 2 stall garage, porch and newer roof. **\$145,000** Janet Mautner 363-9191 or 762-8683 (C)



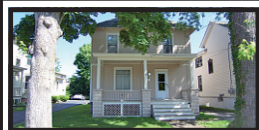
FIX ME UP!

Ranch in nice neighborhood of Canastota. Large lot, 3 bedrooms and 1 1/2 baths. Hardwood floors, large kitchen with appliances, full basement. Make an offer - it's a short sale! **\$93,000** Julie Stickels 363-9191 or 762-3434 (C)



COUNTRY WITH CHARM!

This home is in Stockbridge Schools! Many improvements and 3.12 +/- acres! Living room, dining room, eat-in kitchen with fireplace, train room, 4 bedrooms, **NEW** full bath and workshop. Never siding too! This home has been loved! **\$89,900** Janet Mautner 363-9191 or 762-8683 (C)



WHY RENT

Motivated owner says "sell!". 3 bedrooms, 1 1/2 baths, eat-in kitchen with **new stainless steel appliances, living room, dining room and family room!** **Central air and a 2 car garage!** **\$84,500** Jayne Wentworth 363-9191 or 264-1456 (C)



OWNER FINANCING

New 32' x 40' pole barn with 12' x 16' high door. 4.78 +/- acres. Need more space for your "stuff" - owner will hold a mortgage with 25% down. Call for terms! **\$39,900** Julie Stickels 363-9191 or 762-3434 (C)

THE "KAY TEAM"

2013 GMC DENALI

XL, 4x4, Every Avail. Opt., Power Sunroof, Heated And A/C, Leather Seating, Navigation System, 2 TV/DVD Players, Chrome Wheels, This Denali Is Not Missing Anything.

MSRP New
\$80,000 **\$36,995**

2016 CHEVY CRUZE

LT, Every Avail. Opt., Only 12,000 Miles, MyLink Radio, Remote Starter, Backup Camera, Chrome Wheels, Super Gas Mileage,

Super Buy \$14,995

2016 CHEVY EQUINOX

LT, Every Avail. Opt., LT1 Convenience Pkg., Rear Backup Camera, MyLink Radio, Chrome Wheels, This Equinox Is Not Missing Anything,

Hurry, Will Not Last At \$19,995

2012 FORD F-150

Super Crew, 4x4, Platinum Edition, Heated Leather Int, Navigation System, Power Sunroof, Power Running Boards, Too Many Extras To List. New Tires And Brakes, 40,000 Easy Miles,

Hurry In \$29,995

2013 FORD EXPEDITION

4 Door, Limited, 4x4, Every Avail. Opt., Power Sunroof, Navigation System, Heated And A/C, Leather Seating, 3rd Row Seating, Chrome Wheels, Loaded With Extras, Super Super Clean, 1 Owner,

In Showroom \$29,995

2015 CHEVY CAMARO CONVERTIBLE

LT2, Every Avail. Opt., 19,000 Easy Miles, This Camaro Has Too Many Extras To List,

Super Buy At \$21,995

2011 CHEVY SILVERADO

Ext. Cab, LT2 Pkg., Every Avail. Opt., Heated Leather Int., Power Sunroof, Navigation System, Chrome Wheels, This LTZ Is Not Missing Anything, Must See,

In Showroom Condition \$15,995

2013 CHEVY SILVERADO

4x4, Every Avail. Opt., Too Many Extras To List, Bedliner, Chrome Wheels, 5 Yr. 100,000 Mi. Warr., 1 Owner, New Tires And Brakes, In Showroom Condition,

Steal At \$19,995

2016 CHEVY IMPALA

LT, V6, Loaded With Every Option, Too Many Extras To List, Only 12,000 Miles, This Impala LT Is Super Sharp, Great Gas Mileage,

Super Price \$16,995

2013 CHEVY MALIBU

LTZ, Every Avail. Opt., Heated Leather Int., Chrome Wheels, 5 Yr. 100,000 Mi. Warr., This LTZ Is Not Missing Anything, In Showroom, Ready To Go,

Super Price \$13,995

2013 CHEVY IMPALA

LT, Every Avail. Opt., 1 Owner, 30,000 Easy Miles, 5 Yr. 100,000 Mi. Warr., Power Moonroof, This Impala Has New Tires And Brakes, Great Gas Mileage,

Great Price \$12,995

2008 CHEVY SILVERADO

Ext. Cab, 4x4, Z71 Pkg., Looks And Runs Like New, Too Many Extras To List, This Silverado Is Missing Nothing, In Showroom Condition,

Will Not Last At \$12,995

2015 CHEVY SILVERADO

1 Ton, Stake Rack, Crew Cab, HD, 4x4, LT Pkg., Every Avail. Opt., Too Many Extras To List, 20,000 Easy Miles, 5 Yr. 100,000 Mi. Warr., MSRP New \$55,000,

Steal At \$32,995

2014 JEEP UNLIMITED SAHARA WRANGLER

4 Door, 4x4, Every Avail. Opt., 2 Complete Sets Of Wheels And Tires, Navigation System, Hard And Soft Tops, This Unlimited Has \$6,000 In Accessories, 30,000 Miles, 1 Owner,

In Showroom \$29,995

2014 CHEVY SUPER SONIC

Every Avail. Opt., Too Many Extras To List, 5 Yr. 100,000 Mi. Warr., Super Gas Mileage, Super Sharp,

Super Price \$8,995

2005 CHEVY AVALANCHE

LTZ, 4x4, Every Avail. Opt., Power Sunroof, Heated Leather Int., Navigation System, Chrome Wheels, Too Many Extras To List, This Avalanche Is In Showroom Condition, Super Sharp,

1 Owner \$12,995

2015 CHEVY TRAX

LT, Every Avail. Opt., Only 11,000 Miles, 5 Yr. 100,000 Mi. Warr., Too Many Extras To List, Remote Starter, Chrome Wheels, Backup Camera, MyLink Radio,

This LT Trax Is Not Missing Anything \$17,995

2009 CHEVY TRAVERSE

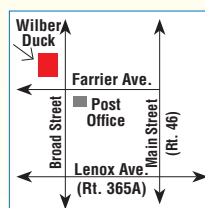
AWD, LT2, Every Avail. Opt., Only 60,000 Easy Miles, New Tires And Brakes, Looks And Runs Like New, This AWD Will Go Anywhere,

Super Price \$11,995

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Erica Laquidara, Sales Associate



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SATURDAY, AUGUST 20, 11-1PM
3492 NELSON PL. E., CANASTOTA

Custom built home in great neighborhood with homes of similar character. Private wooded lot of 2+ acres with additional acreage available. First floor master bedroom, soaring ceilings, fireplace, Wood Mode cabinetry, Sub Zero appliances, hardwood floors. **\$229,900.**



OWN FOR LESS THAN RENT!
Two bed and bath with granite counters overlooking private wooded yard. Condo fee of \$239 monthly includes heat, hot water, cable, water & sewer, snow removal, refuse, all exterior & common area maintenance. 1 car garage available for \$35/month. **\$55,900.**



LOTS OF POTENTIAL!

Handy-man fixer upper being sold AS IS. This three bedroom home has country kitchen, formal dining room, living room, first floor laundry and full basement. New roof on garage and new furnace. Nice deck overlooks fenced backyard. **\$39,900.** Erica Laquidara, Sales Associate, 697-3400x22.



GREAT 2 UNIT HOME

Spacious first unit has 3 bedrooms up and down, eat in kitchen, dining room and big living room. Neat and clean with newer carpet and paint. Second unit is a one bedroom with long term tenant to help defray mortgage expense. **\$65,000.** Dean Shlotzhauer, Sales Associate, 697-3400x16.



RECREATION PROPERTY

This great seasonal camp with 0.64+/- acres is in good condition offering living room -kitchen combination, bedroom and bathroom. Access to Oneida Lake, dock space available, Lake Association. **\$32,500.**



GREAT POTENTIAL

Two commercial buildings with 1900+/- sq ft set on 0.7+/- acre lot. The area is zoned for commercial occupation under Town of Verona zoning ordinances. The buildings are good structures that need updating and repair. **\$29,900.**

LAND.....LAND.....LAND.....LAND.....LAND	
BRIGGS BAY AVE, LENOX, 0.64+/- AC,.....	\$32,500.
CANAL RD, LENOX, 3.57+/- AC,.....	\$17,500.
DITCH BANK RD, LENOX, 10.39+/- AC,.....	\$19,900.
IRISH RIDGE RD, VERONA, 2.97+/- AC,.....	\$12,500.
MONROE AVE, SULLIVAN, 0.32+/- AC,.....	\$15,500.
NELSON RD, LENOX, 2+/- AC,.....	\$30,000.
NELSON RD, LENOX, 5.8+/- AC, commercial,.....	\$46,000.
ONEIDA VALLEY RD, LENOX, 2+/- AC,.....	\$12,500.
ONEIDA VALLEY RD, LENOX, 7+/- AC,.....	\$39,000.
OXBOW RD, FENNER, 1.77+/- AC,.....	\$12,500.
RAVINE ST, LENOX, 0.20+/- AC,.....	\$15,000.
RT 5, LENOX, 1.7+/- AC, commercial,.....	\$65,000.
RT 5, SULLIVAN, 5.4+/- AC, commercial,.....	\$75,000.
SEEBER RD, LINCOLN, 1.3+/- AC,.....	\$9,950.
SNELL RD, LENOX, 0.5+/- AC,.....	\$34,000.
STEPHENS RD, LENOX, 5.5+/- AC,.....	\$12,900.



3166 Seneca Turnpike,
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Canastota \$189,900
Beautiful Views for miles! Cape Cod w/breezeway, finished basement, in-ground pool and oversized garage!
Peter Denney/Kelly Erickson 247-1910 (D)



Canastota \$174,900
Waterfront Kyser Beach, perfect year-round, 2 car garage & great price.
Peter Denney/Kelly Erickson 247-1910 (D)



Central Square \$218,000
Cape on 3 acres, 4BR, 2 full BA, 3+ car detached garage. Peter Denney/Kelly Erickson 247-1910 (D)



Chittenango \$249,900
"Model" Ranch w/modern floor plan! Gourmet kitchen, owner's suite & quality! Finished basement.
Peter Denney/Kelly Erickson 247-1910 (D)



Bridgeport \$135,000
Commercial area, 2000SF, all one level, plenty of parking, large lot, great location.
Peter Denney/Kelly Erickson 247-1910 (D)



Canastota \$169,900
New price, fabulous 5BR, 2.5BA, updated kitchen, gleaming hardwood floors.
Donna L. Gustin 761-1125 (C)



Canastota \$177,900
Brick beauty boasts original marble FPs, hardwoods, ornate moldings plus rental.
Peter Denney/Kelly Erickson 247-1910 (D)



Chittenango \$148,000
Great neighborhood Ranch! Updated kitchen and baths. Cathedral ceilings, walk-out lower level!
Peter Denney/Kelly Erickson 247-1910 (D)



Chittenango \$189,900
Village Colonial on private lot. 4BR, 2.5BA all updated.
Peter Denney/Kelly Erickson 247-1910 (D)



Chittenango \$48,000
Build your dream home! 5 acres, new well! Septic plans ready! Natural gas available.
Peter Denney/Kelly Erickson 247-1910 (D)



Manlius \$208,300
Manlius country, ESM Schools, 2900SF, 2.5BAs in great location.
Peter Denney/Kelly Erickson 247-1910 (D)



Chittenango \$96,900
Open concept Ranch, gas/FP, large deck overlooking large yard. 1st floor laundry.
Melody L. Gorman 516-4713 (C)



Chittenango \$104,900
Move-in ready Ranch w/full basement. Newer furnace, windows, roof, stove, microwave & more!
Sallee-Lu Jackson 687-1300 x103



Oneida \$115,000
Updated and ready to move in. Act quickly amazing value.
Bonnie Vaccaro 727-3964 (C)



Oneida Outside \$105,000
Ranch, 4BR, one BA, VVS Schools, Kinwood Electric. MLS# S354299.
dgustin@realtyusa.com Donna L. Gustin 761-1125 (C)



Pompey \$350,000
Best view in county. Inspiring vistas from all angles this Ranch offers.
Shauna M. Teelin 687-1300 x102



Waterfront \$299,000
Dock your boat at your home address, walk to restaurants, lakeside life.
Bonnie Vaccaro 727-3964 (C)



Oneida \$89,900
Historic Colonial w/original charm and many updates. Large open rooms & fenced yard.
Jennie M. Chapin 761-5058 (C)



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Historic Colonial w/original charm and many updates. Large open rooms & fenced yard.
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Historic Colonial w/original charm and many updates. Large open rooms & fenced yard.
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Oneida \$89,900
Historic Colonial w/original charm and many updates. Large open rooms & fenced yard.
Jennie M. Chapin 761-5058 (C)

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Oneida \$99,900
Cape 3 spacious BR's, 2 full BAs, hardwood floors, vinyl siding, vinyl windows on double lot.
Jennie M. Chapin 741-5058 (C)



Jennie M. Chapin

Licensed Associate Real Estate Broker, CRS, GRI

NYS Chapter President 2010-2011

363-2300 (Office) • 363-2301 (Fax) • 761-5058 (Cell)

jennie@jenniechapin.com • jenniechapin.com



Camden \$239,000
Beautiful 4BR, large kitchen, granite countertops, beautiful FP and finished basement must see.
Michael Shue 345-3311 (C)



Munnsville \$294,900
Motivation priced to sell. Owner has reduced \$30,000. 30+ acres, ponds, out-buildings, views a beautiful home.
Jennie M. Chapin 761-5058 (C)



Munnsville \$99,900
Victorian lovers wanted, 3BR plus more, 2 full BAs, large FR, LR and formal DR.
Jennie M. Chapin 761-5058 (C)



Oneida \$89,900
Historic Colonial w/original charm and many updates. Large open rooms & fenced yard.
Jennie M. Chapin 761-5058 (C)



Oneida \$87,900
Investment 2-3BR Apts. Updated beautifully. Maintained large apts. Owner occupied investment. Private yard and more.
Jennie M. Chapin 761-5058 (C)



Oriskany Falls \$74,500
Spacious 2-story home partially fenced yard. First floor laundry and 4BRs.
Michael Shue 345-3311 (C)



Rome \$55,900
City living at your fingertips. Check out this Duplex in Rome, NY.
Kimberly L. Frarey 225-3799 (C)



Waterfront \$109,900
55' waterfront, TLC needed, beautiful setting, views of the Lake, year-round home.
Jennie M. Chapin 761-5058 (C)

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WHAT IS TODAY'S MARKET DOING?

The real estate market of today has escalated quickly. Homes are going up for sale and selling within days. The homes that are priced right and show well are selling with multiple offers. There are some areas that the housing inventories are so low that the prices are going up quickly. This swift change in our local

market is exciting for our sellers. The current market is a seller's market and the buyers are reacting quickly knowing that tomorrow may be too late to view the house. Have you been considering selling? If you have, now is the time to jump in quickly and be a part of this current market. It is a great time to sell.



A Chat With *Jennie*

Jennie M. Chapin

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Legal Notices

LEGAL NOTICE

MEGAROX, LLC Article of Org. filed NY Sec. of State (SSNY) 07/21/2016. Office in Oswego Co. SSNY design Agent of MEGAROX, LLC upon who process may be served. SSNY shall mail copy of process to 7805 Hallenbeck Road, Cleveland, NY 13042 which is also the principal business location. Purpose: Any lawful purpose.

LEGAL NOTICE

Notice of Formation of MICHAEL F. KIN, LLC

MICHAEL F. KIN, LLC., filed Arts. of Org. with Secretary of State of NY (SSNY) on July 1, 2016, pursuant to Sec. 203 of the NY LLC Law. Office Location: Oneida

Legal Notices

County. Principal Business Location: Michael F. Kin, LLC c/o Michael F. Kin, 1134 Stone Barn Road, Cleveland, NY 13042. Secretary of State is designated as agent of the LLC upon whom process may be served and the SSNY shall forward process to Michael F. Kin, 1134 Stone Barn Road, Cleveland, NY 13042. Purpose: any lawful business purpose for which LLCs may be organized under the law.



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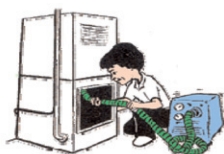
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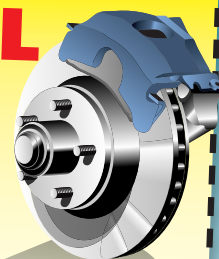


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