

**Location**

Office Code: ANE-10

**List Price: \$84,900 MAKE OFFER!**

**Address:** 9451 South Main St., Angola, NY 14006  
**County:** Erie  
**Town:** Evans  
**Schools:** Lakeshore



**Tax & Land Information**

**Approx. Taxes:** \$2,561.45  
**Assessed Value:** \$80,000  
**Property ID:** 251.00-2-35  
**Lot Size:** 100x370 (0.7 acres)  
**Frontage:** 100'  
**Zoning:** Res

**Subagent Commission: 3% - Buyer Broker Commission: 3%**

**Details/Information**

Floor: c = ceramic; hw = hardwood; l = linoleum; v = vinyl; w = wood; ww = wall to wall;

Level: b = basement; 1 = 1st floor, 2 = 2nd floor, etc.

(All dimensions are rounded to nearest 1/2 foot)

**Year Built:** 1937  
**Approx. SqFt.:** 1344  
**Style:** 2 story  
**Construction:** woodframe  
**Exterior:** stucco  
**Color:** beige  
**Rooms:** 6  
**Bedrooms:** 4  
**Bathrooms:** 1.5  
**Windows:** thermopane  
**Age of Roof:** 13 years  
**Fireplace:** -  
**Insulation:** yes  
**Attic:** crawl  
**Basement:** full  
**Foundation:** poured & block  
**Garage:** -  
**Garage Size:** -  
**Driveway:** paved  
**Water:** municipal, septic

Room	Size	Floor	Level
<b>Living Room:</b>	13x16	hw	1
<b>Dining Room:</b>	-	-	-
<b>Family Room:</b>	-	-	-
<b>Kitchen:</b>	10x19.5	v	1
<b>1st Bedroom:</b>	9x12.5	hw	1
<b>2nd Bedroom:</b>	13.5x16	hw	2
<b>3rd Bedroom:</b>	10x14.5	hw	2
<b>4th Bedroom:</b>	9x16	hw	2
<b>1st Bathroom:</b>	6x12	v	2
<b>2nd Bathroom:</b>	4x7	v	1
<b>Laundry/Utility:</b>	in basement	concrete	B

**Other Features:** 4x10 foyer, 8x13 second floor landing, 7x24 enclosed porch, 6x12 deck

**Built-ins:** Kenmore gas range, GE dishwasher, Kenmore dryer, Admiral washer, ADT security system, sump pump

**Furnace:** FHA, gas (National Fuel, \$143/mo)

**Electric:** 100 amp, breakers (National Grid) **Water Heater:** 30 gallon, gas (brand new 40 gallon tank is included, but not installed)

**Other Bldgs.:**

**Remarks:** The bank has OK'd a short sale on this property - all offers considered! This home has many upgrades (windows, electrical, furnace, remodeled kitchen) with some cosmetic interior work still needed to be finished. Owner is moving out of state, so the home will be available for occupancy within weeks. Located on a very large lot outside of the village with municipal water and a newer septic system (no village tax or sewer bills!) Includes a 24 foot above ground swimming pool. For further information or an appointment to view this property, please contact Milt Steiger at (716) 679-8277 or via e-mail at [milt@steigerrealty.com](mailto:milt@steigerrealty.com).

**Directions:** Located 0.7 miles south of Angola, 0.6 miles from Route 20. Sign in place.

**Occupied:** yes  
**Possession:** closing

*The information contained herein is considered reliable but is not guaranteed. Parties interested should satisfy themselves as to accuracy.*