

Location

Address: 290 Kennedy Ave., Angola, NY 14006
County: Erie
Town: Evans
Schools: Lakeshore

Office Code: ANE-11

List Price: \$39,900



Tax & Land Information

Approx. Taxes: \$2,155.68
Assessed Value: \$38,000
Property ID: 250.10-4-15.1
Lot Size: 63.5x100.24
Frontage: corner lot
Zoning: Res

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

Details/Information

Year Built: 1951
Approx. SqFt.: 648
Style: 2 story
Construction: woodframe
Exterior: wood
Color: white
Rooms: 4
Bedrooms: 2
Bathrooms: 1
Windows: double hung
Age of Roof: 13
Fireplace: -
Insulation: yes
Attic: crawl
Basement: -
Foundation: block
Garage: 1.5 car, attached
Garage Size: 15x18
Driveway: stone
Water: municipal, sewer (\$4.95/1000 gallons, \$29.70 minimum/month)

Floor: c = ceramic; hw = hardwood; l = linoleum; v = vinyl; w = wood; ww = wall to wall;
 Level: b = basement; 1 = 1st floor, 2 = 2nd (All dimensions are rounded to nearest floor, etc. 1/2 foot)

Room	Size	Floor	Level
Living Room:	13x12	ww	2
Dining Room:	-	-	-
Family Room:	-	-	-
Kitchen:	12x9	v	2
1st Bedroom:	11.5x10	ww	2
2nd Bedroom:	9x8	ww	2
3rd Bedroom:	-	-	-
4th Bedroom:	-	-	-
1st Bathroom:	7x5	v	2
2nd Bathroom:	-	-	-
Laundry/Utility:	7.5x6.5	w	1

Other 4x8 hall, 7x7.5 storage room, 3.5x6 second story entry
Features: foyer, 7x4 first floor entry

Built-ins: Crossley gas stove

Furnace: Lennox FHA, gas (National Fuel, approx \$115/mo)

Electric: 100 amp, breakers (National Grid) **Water Heater:** 40 gallon, gas

Other Bldgs.:

Remarks: A cost effective starter home or rental on a large corner lot, just 3/10ths of a mile from the beach, and 1.5 miles from Evangola State Park. Use for year round or seasonal living. Ground floor garage and storage areas. 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.

Directions: Located on the corner of Kennedy and Oakland in Angola (Point Breeze). From Route 5, turn north onto Kennedy, the home will be approximately 1.4 miles out, on your right.

Occupied: no
Possession: closing

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