

**Location**

Office Code: ANE-13

**List Price: \$25,000**

**Address:** 654 Monroe Ave., Angola, NY 14006  
**County:** Chautauqua  
**Town:** Evans  
**Schools:** Lakeshore



**Tax & Land Information**

**Approx. Taxes:** \$2,481.46  
**Assessed Value:** \$67,200  
**Property ID:** 250.08-2-30,31  
**Lot Size:** 1.05 acres (99x100 + 120x300)  
**Frontage:** 99'  
**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:** 1930  
**Approx. SqFt.:** 1116  
**Style:** cottage  
**Construction:** woodframe  
**Exterior:** asphalt  
**Color:** brown  
**Rooms:** 6  
**Bedrooms:** 2  
**Bathrooms:** 1  
**Windows:** double hung  
**Age of Roof:** unknown  
**Fireplace:** -  
**Insulation:** some  
**Attic:** crawl  
**Basement:** -  
**Foundation:** block  
**Garage:** 1.5 car, attached  
**Garage Size:** 19.5x19.5  
**Driveway:** gravel  
**Water:** municipal, sewer

Room	Size	Floor	Level
<b>Living Room:</b>	13x24	w	1
<b>Dining Room:</b>	10x14.5	L	1
<b>Family Room:</b>	9x20	w	1
<b>Kitchen:</b>	10x10	L	1
<b>1st Bedroom:</b>	10x11	w	1
<b>2nd Bedroom:</b>	11x8.5	w	1
<b>3rd Bedroom:</b>	-	-	-
<b>4th Bedroom:</b>	-	-	-
<b>1st Bathroom:</b>	6.5x7.5	w	1
<b>2nd Bathroom:</b>	-	-	-
<b>Laundry/Utility:</b>	7.5x10	concrete	1

**Other Features:** -  
**Built-ins:**  
**Furnace:** gas space heater  
**Electric:** 100 amp **Water Heater:** 83 gallon, gas  
**Other Bldgs.:** -

**Remarks:** This property is being sold as-is with all contents. 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:** From Route 5, turn onto Monroe Ave, the home will be approximately 0.2 miles out, on your right. Sign in place. **Occupied:** no  
**Possession:** closing

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