

Location

Address: 150 Lancaster Ave., Angola, NY 14006
County: Erie
Town: Evans
Schools: Lakeshore

Office Code: ANE-16

List Price: \$44,900



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

Tax & Land Information

Approx. Taxes: \$1,480
Assessed Value: \$42,000
Property ID: 250.17-9-51
Lot Size: 100x100
Frontage: 100'
Zoning: Res

Details/Information

Year Built: 1946
Approx. SqFt.: 720
Style: ranch/cottage
Construction: woodframe
Exterior: shakes
Color: tan
Rooms: 5
Bedrooms: 2+
Bathrooms: 1
Windows: single pane w/storms
Age of Roof: unknown
Fireplace: -
Insulation: yes
Attic: crawl
Basement: crawl
Foundation: piers
Garage: -
Garage Size: -
Driveway: gravel
Water: municipal, sewer

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)

Room	Size	Floor	Level
Living Room:	-	-	-
Dining Room:	8.5x10	v	1
Family Room:	19.5x10.5	laminate	1
Kitchen:	10.5x14	v	1
1st Bedroom:	8.5x11.5	laminate	1
2nd Bedroom:	8.5x12	laminate	1
3rd Bedroom:	-	-	-
4th Bedroom:	-	-	-
1st Bathroom:	6x7	v	1
2nd Bathroom:	-	-	-
Laundry/Utility:	-	-	-

Other Rooms: 20x10 sun porch
Built-ins:
Furnace: space heater
Electric: 100 amp, fuses **Water Heater:** 40 gallon, gas
Other Bldgs.: 10.5x8 shed

Remarks: This 720 sq.ft. fully insulated cottage can be used year-round. It has 1 bath and 2 bedrooms, with the possibility for a third. Must see inside - the owners have nicely updated and maintained the interior. Beautiful location, it is situated on a 100x100 lot just a few feet from Evangola State Park and a 1-2 minute drive to the beach. For further information or an appointment to view this property, please contact Rick Scienza at (716) 410-3400 (cell) or via e-mail at rick@steigerrealty.com.

Directions: From Route 5, turn west onto Reeves Road. After approximately 1.3 miles, turn left at the first intersection (Utica St.), then follow Utica around the sharp right hand bend as it becomes Lancaster Ave. The home will be approximately 0.2 miles out, on your right. 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.