

Location

Office Code: CAA-16

List Price: \$99,900

Address: 2754 Ball Rd., Cassadaga, NY 14718
County: Chautauqua
Town: Arkwright
Schools: Forestville



Tax & Land Information

Approx. Taxes: \$TBD
Assessed Value: \$45,900
Property ID: 149.00-1-56
Lot Size: 10.2 acres
Frontage: 400'
Zoning: Ag/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: TBD
Approx. SqFt.: TBD
Style: ranch
Construction: manufactured
Exterior: vinyl
Color: white
Rooms: 7
Bedrooms: 4
Bathrooms: 2
Windows: thermopane
Age of Roof: TBD
Fireplace: yes
Insulation: yes
Attic: crawl
Basement: crawl
Foundation: block, frost wall
Garage: detached, 2 story
Garage Size: 32x45
Driveway: gravel
Water: well, septic

Room	Size	Floor	Level
Living Room:	22.5x14	ww	1
Dining Room:	12x13.5	v	1
Family Room:	-	-	-
Kitchen:	14x13.5	v	1
1st Bedroom:	14x14	ww	1
2nd Bedroom:	14x12	ww	1
3rd Bedroom:	12x12	ww	1
4th Bedroom:	12x11	ww	1
1st Bathroom:	13.5x9	ww	1
2nd Bathroom:	8x5	v	1
Laundry/Utility:	10x9	v	1

Other: 28x13 rear deck w/retractable awning, 10.5x10 front porch (maintenance free composite
Features: w/solar lighting)
Built-ins: Kenmore dishwasher, Hayden central vacuum
Furnace: FHA, propane
Electric: 200 amp, breakers **Water Heater:** TBD
Other Bldgs.: 12x10 hot tub enclosure

Remarks: This move-in condition home has countryside views and many extras such as the 4th bedroom, 12' retractable awning over the deck, central vacuum, ceramic hallway flooring, hot tub enclosure, etc. For further information or an appointment to view this property, please contact Rick Scienza at (716)363-7090, (716)410-3400 (cell) or via e-mail at rick@steigerrealty.com.

Directions: From Route 39 near Forestville, take Center Road south approximately 4.8 miles and turn right onto Ball Rd. (2/10mi after crossing Route 83). Or, from Route 60 south of Fredonia, take Route 83 east approximately 3.7 miles and turn right onto Center Rd., then right again onto Ball Rd. The home will be approximately 2/10 mile 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.

