

**Location**

**Address:** 3421 Tarbox Rd., Cassadaga, NY 14718  
**County:** Chautauqua  
**Town:** Arkwright  
**Schools:** Cassadaga Valley

**Office Code:** CAA-19

**List Price: \$154,900**

**Tax & Land Information**

**Approx. Taxes:** \$TBD  
**Assessed Value:** \$87,000  
**Property ID:** 182.00-3-7  
**Lot Size:** 3 acres  
**Frontage:** 250'  
**Zoning:** Ag/Res



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

**Details/Information**

**Year Built:** 2000  
**Approx. SqFt.:** 1800  
**Style:** 1.5 story  
**Construction:** log  
**Exterior:** wood log  
**Color:** brown  
**Rooms:** 6  
**Bedrooms:** 3  
**Bathrooms:** 2  
**Windows:** thermopane  
**Age of Roof:** 10 years  
**Fireplace:** woodstove  
**Insulation:** yes  
**Attic:** -  
**Basement:** full  
**Foundation:** poured wall  
**Garage:** 1 car, attached  
**Garage Size:** 21x13  
**Driveway:** paved  
**Water:** well, septic

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
<b>Living Room:</b>	22x17	hw	1
<b>Dining Room:</b>	included	in	living room
<b>Family Room:</b>	-	-	-
<b>Kitchen:</b>	14x10	v	1
<b>1st Bedroom:</b>	15x12.5	hw	2
<b>2nd Bedroom:</b>	13.5x11.5	ww	1
<b>3rd Bedroom:</b>	15x11	ww	B
<b>4th Bedroom:</b>	-	-	-
<b>1st Bathroom:</b>	9.5x6	hw	2
<b>2nd Bathroom:</b>	10x8	v	1
<b>Laundry/Utility:</b>	included	in	2nd bath

**Other Rooms:** 11x10 loft sitting room, 11x10 mudroom, 15.5x7 covered deck, 14x9 open deck  
**Built-ins:** Frigidaire dishwasher, Whirlpool tub, skylight, ceiling fans  
**Furnace:** Dunkirk HWBB, propane; also propane ventless heater and Old Mill wood stove  
**Electric:** 200 amp, breakers **Water Heater:** boilermate  
**Other Bldgs.:** 30x24 barn w/Franklin wood stove, 24x8 enclosed lean-to, 30x10 covered lean-to

**Remarks:** This is a ten year old, true log home built by Beaver Mountain Log Homes with an open floor plan. The home can be heated by wood or a propane furnace. Get back to nature and enjoy the wildlife on this 3 acre paradise! With a 30x24 heated barn w/concrete floor, you have a quality space for your favorite projects. This is a must-see, low maintenance home in move-in condition. 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 the intersection of Route 60 and Route 72 in Cassadaga, take Route 72 east 1.2 miles then turn right onto Tarbox road. The home will be 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.*