

Location

Address: 14 Lincoln St., Cattaraugus, NY 14719
County: Cattaraugus
Town: New Albion
Schools: Little Valley/Cattaraugus

Office Code: CAN-15

List Price: \$39,500



Tax & Land Information

Approx. Taxes: \$TBD
Assessed Value: \$31,600
Property ID: 35.082-5-11
Lot Size: 75x141.75
Frontage: 75'
Zoning: Res

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

Details/Information

Year Built: 1910
Approx. SqFt.: 1281
Style: 1.5 story
Construction: woodframe
Exterior: clapboard
Color: blue
Rooms: 7
Bedrooms: 4
Bathrooms: 1
Windows: double hung
Age of Roof: 7 years
Fireplace: set up for woodstove
Insulation: yes
Attic: crawl & walk-in
Basement: partial
Foundation: laid up stone
Garage: -
Garage Size: -
Driveway: gravel
Water: municipal, 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
Living Room:	13x13	ww	1
Dining Room:	15.5x13	v	1
Family Room:	-	-	-
Kitchen:	15.5x13	v	1
1st Bedroom:	7x13	hw	1
2nd Bedroom:	12x13	hw	2
3rd Bedroom:	8x13	ww	2
4th Bedroom:	15.5x10	ww	2
1st Bathroom:	8x8	v	1
2nd Bathroom:	-	-	-
Laundry/Utility:	6x8	w	1

Other Features: 10x8 side covered porch, front covered porch
Built-ins: Hotpoint stove, fridge, kitchen island, Roper washer, Estate dryer, ceiling fans
Furnace: FHA, gas (5 years old)
Electric: 100 amp, breakers **Water Heater:** 40 gallon, gas (5 years old)
Other Bldgs.: 10x14 garden shed

Remarks: New listing; more info coming soon! For further information or an appointment to view this property, please contact Nathan Steiger at (716)312-4188, (716)536-8606 (cell) or via e-mail at nathan@steigerrealty.com.

Directions: From South Main St. in Cattaraugus (Route 353), turn east onto 2nd St., then left onto South St. and immediately right onto Lincoln. The home is at the end of the street, on your left. 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.