

**Location**

**Address:** 7474 Lovers Lane Rd., Cattaraugus, NY 14719  
**County:** Cattaraugus  
**Town:** New Albion  
**Schools:** Little Valley/Cattaraugus

Office Code: CAN-17

**List Price: \$92,500**



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

**Tax & Land Information**

**Approx. Taxes:** \$2,633.57  
**Assessed Value:** \$57,400  
**Property ID:** 35.004-3-9  
**Lot Size:** 4.69 acres  
**Frontage:** 360'  
**Zoning:** Ag/Res

**Details/Information**

**Year Built:** 1974

**Approx. SqFt.:** 1056

**Style:** ranch

**Construction:** woodframe

**Exterior:** vinyl/aluminum

**Color:** white/coral

**Rooms:** 5

**Bedrooms:** 2

**Bathrooms:** 1 1/3

**Windows:** thermopane

**Age of Roof:** 18 years

**Fireplace:** -

**Insulation:** yes

**Attic:** crawl

**Basement:** full

**Foundation:** poured wall

**Garage:** 2 car, 2 story, detached

**Garage Size:** 24x34

**Driveway:** gravel

**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>	18x12	ww	1
<b>Dining Room:</b>	12x11	v	1
<b>Family Room:</b>	-	-	-
<b>Kitchen:</b>	12x11	v	1
<b>1st Bedroom:</b>	9x10	v	1
<b>2nd Bedroom:</b>	11.5x24	ww	1
<b>3rd Bedroom:</b>	-	-	-
<b>4th Bedroom:</b>	-	-	-
<b>1st Bathroom:</b>	11x7	ceramic	1
<b>2nd Bathroom:</b>	1/3	concrete	basement
<b>Laundry/Utility:</b>	in 2nd bedroom	ww	1

**Other Rooms:** 6x25 front/side deck, 8x14 rear deck w/handicap access

**Built-ins:** ceiling fans, Kenmore gas stove, Samsung fridge, Whirlpool dishwasher, Kenmore washer & dryer

**Furnace:** two FHA furnaces w/central air (2 & 3 years old) (approx. \$83/mo)

**Electric:** 100 amp, breakers (approx. \$92/mo) **Water Heater:** 40 gallon, gas (2 years old)

**Other Bldgs.:** -

**Remarks:** This home has a brand new cherry kitchen with all appliances included, a new furnace, hot water tank, central air plus vinyl/aluminum siding and thermopane windows. All of these make for a maintenance free home, ideal for the first time buyer or someone looking for a one story floor plan. 4+ acres, garage and fish pond gives you a lot of "bang for the buck" - full, dry basement also! For further information or an appointment to view this property, please contact Nathan Steiger at (716)536-8606 or via e-mail at [nathan@steigerrealty.com](mailto:nathan@steigerrealty.com).

**Directions:** From Route 353, head north on Lovers Lane Rd (Rte 76), the home will be on your right. From Route 12, head south on Lovers Lane Road, the home will be 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.*