



Steiger Realty

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Location

Address: 9545 Buehlow Hill Rd, Cattaraugus, NY 14719
County: Cattaraugus
Town: New Albion
Schools: Cattaraugus/Little Valley

Office Code: CAN-22

List Price: \$164,900

Tax & Land Information

Approx. Taxes: \$5947.27
Assessed Value: \$98,000
Property ID: 44.002-2-16
Lot Size: 2.08 acres
Frontage: 360'
Zoning: Ag/Res



Broker Agent Commission: 3% - Buyer Broker Commission: 3%

Details/Information

Year Built: 1974
Approx. SqFt.: 1431 plus bsmt
Style: ranch
Construction: woodframe
Exterior: aluminum
Color: white
Rooms: 7
Bedrooms: 3
Bathrooms: 2.5
Windows: double hung
Age of Roof: 20 years
Fireplace: -
Insulation: yes
Attic: crawl
Basement: full
Foundation: poured wall
Garage: 2.5 car, attached
Garage Size: 26x22
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
Living Room:	15x12	ww	1
Dining Room:	15x10	ww	1
Family Room:	-	-	-
Kitchen:	18x13	ww	1
1st Bedroom:	13.5x12.5 + 6.5x4	ww	1
2nd Bedroom:	13.5x10	ww	1
3rd Bedroom:	13x12	concrete	B
4th Bedroom:	-	-	-
1st Bathroom:	10x7.5	c	1
2nd Bathroom:	7.5x6.5	c	1
Laundry/Utility:	9x6.5	v	1

Other Rooms: 13.5x9.5 foyer, 38x5 covered porch, 15x10 covered patio, 13x12.5 patio, 18x9.5 basement office, 12.5x8 basement workshop, 16x7.5 basement fruit cellar, 24x13 basement multipurpose room
Built-ins: appliances negotiable
Furnace: FHA, gas
Electric: 200 amp, breakers **Water Heater:** 40 gallon, gas
Other Bldgs.: 46x44 1.5 story barn, 50x30 pole barn

Remarks: This one-owner, well maintained, rural property has it all! A 3 bedroom, 2.5 bath ranch style home with full walk-out basement, modern eat-in kitchen, formal dining room, 2.5 car attached garage and two large outbuildings (one with a large overhead door) lends itself to many possibilities (home office and business with proper zoning approval). Home is barrier-free with stair lift and grab bars where needed. The only repair item will be the need of a new roof on the 1.5 story outbuilding in the near future. Home also has an updated septic system. The pole barn is insulated and both outbuildings have ample electric. The property served for many years as a contractor's business location. This is the property you've been looking for! For further information or an appointment to view this property, please contact Milton Steiger at (716) 679-8277 (cell) or via e-mail at milt@steigerrealty.com.

Directions: From Route 353, turn onto Route 76 (Lover's Lane Rd) to Buehlow Hill Road and turn right. The property will be the first home on your right. (Property is 1.5 miles from Cattaraugus Village center.) 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.