

## Location

**Address:** 550 Franklin Ave., Dunkirk, NY 14048

**County:** Chautauqua

**Town:** Dunkirk

**Schools:** Dunkirk

Office Code: DKD-107

List Price: \$57,900

## Tax & Land Information

**Approx. Taxes:** \$1,389.39

**Assessed Value:** \$34,700

**Property ID:** 79.20-5-38,39

**Lot Size:** 1 acre

**Frontage:** 356.4

**Zoning:** Res



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

## Details/Information

**Year Built:** 1872

**Approx. SqFt.:** 821

**Style:** 1.5 story

**Construction:** woodframe

**Exterior:** cedar shingle

**Color:** green

**Rooms:** 7

**Bedrooms:** 2

**Bathrooms:** 1

**Windows:** double hung

**Age of Roof:** 2018

**Fireplace:** -

**Insulation:** yes

**Attic:** -

**Basement:** full w/bilco and inside access

**Foundation:** laid up stone

**Garage:** 1.5 car, detached

**Garage Size:** 15x30

**Driveway:** gravel

**Water:** municipal, sewer

Floor: c = ceramic; hw = hardwood; l = linoleum; v = vinyl; w = wood; ww = wall to wall;

Level: b = basement; 1 = 1<sup>st</sup> floor, 2 = 2<sup>nd</sup> floor, etc. (All dimensions are rounded to nearest 1/2 foot)

Room	Size	Floor	Level
<b>Living Room:</b>	15x12	hw	1
<b>Dining Room:</b>	-	-	-
<b>Family Room:</b>	-	-	-
<b>Kitchen:</b>	14x11.5	L	1
<b>1<sup>st</sup> Bedroom:</b>	10x7	hw	1
<b>2<sup>nd</sup> Bedroom:</b>	10.5x14	hw	2
<b>3<sup>rd</sup> Bedroom:</b>	-	-	-
<b>4<sup>th</sup> Bedroom:</b>	-	-	-
<b>1<sup>st</sup> Bathroom:</b>	5x9.5	v	1
<b>2<sup>nd</sup> Bathroom:</b>	-	-	-
<b>Laundry/Utility:</b>	-	-	-

**Other Rooms:** 7.5x13.5 enclosed porch, 8.5x9.5 entry, 5x10 storeroom

**Built-ins:** Kenmore gas range, Kenmore fridge

**Furnace:** gas floor furnace

**Electric:** 100 amp, breakers **Water Heater:** 40 gallon, gas

**Other Bldgs.:** 9x24 shed

**Remarks:** Not many residential properties in the city of Dunkirk can boast 1 acre of land! Its country in the city with room for all of your outdoor projects. Although the home is older, it has been well maintained and is move-in ready. Don't overlook this property with a large garage w/loft. 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](mailto:milt@steigerrealty.com).

**Directions:** From Route 5, turn south on Main to Franklin and travel 7 blocks. From Route 60, turn east on Doughty St., travel 5 blocks to Franklin then turn right and travel 3 blocks. From Roberts Road, turn west on Greenhurst, the home is on the corner of Greenhurst and Franklin. 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.*