

**Location**

**Address:** 26 Ounce St, Dunkirk, NY 14136  
**County:** Chautauqua  
**Town:** Dunkirk  
**Schools:** Dunkirk

Office Code: DKD-109

**List Price: \$132,500**

**Tax & Land Information**

**Approx. Taxes:** \$3,961  
**Assessed Value:** \$78,200  
**Property ID:** 060300-079-008-0002-067-000  
**Lot Size:** 90x116  
**Frontage:** 90'  
**Zoning:** Res



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

**Details/Information**

**Year Built:** 1960  
**Approx. SqFt.:** 1168  
**Style:** ranch  
**Construction:** woodframe  
**Exterior:** aluminum  
**Color:** white  
**Rooms:** 7  
**Bedrooms:** 3  
**Bathrooms:** 2  
**Windows:**  
**Age of Roof:**  
**Fireplace:**  
**Insulation:**  
**Attic:** full, crawl  
**Basement:** full  
**Foundation:** poured wall  
**Garage:** attached  
**Garage Size:** 1 car  
**Driveway:** concrete  
**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
Living Room:	18x13		
Dining Room:	10x10		
Family Room:			
Kitchen:	14x10		
1 <sup>st</sup> Bedroom:	13x11		
2 <sup>nd</sup> Bedroom:	13x11		
3 <sup>rd</sup> Bedroom:	11x11		
4 <sup>th</sup> Bedroom:			
1 <sup>st</sup> Bathroom:			
2 <sup>nd</sup> Bathroom:			
Laundry/Utility:			

**Other Rooms:**

**Built-ins:** electric cooktop, dishwasher, double oven, microwave, fridge, washer, dryer  
**Furnace:** FHA, gas w/AC  
**Electric:** breakers **Water Heater:**  
**Other Bldgs.:** shed

**Remarks:** Ranch home with 3 bedrooms, 2+ baths, and a dry full basement with so much room inside and out so you won't feel crowded ever! There are very few homes available like this on the market, in this price range, that offer this bargain. The home would be perfect for the first time buyer or for someone looking to make it their forever home, plus the owners are including all of the appliances as well. A great deck in the back for Summer relaxation/entertainment and Central Air for those HOT days to come! Act on this one fast as the phone calls are already coming in! Contact the listing agent for service and the accurate details on this home. For further information or an appointment to view this property, please contact Nathan Steiger at (716) 536-8606 (cell) or via e-mail at [nathan@steigerrealty.com](mailto:nathan@steigerrealty.com).

**Directions:** From Route 5 in Dunkirk head NORTH onto Ounce Street. Home is on right

**Occupied:** no  
**Possession:** closing

*The information contained herein is considered reliable but is not guaranteed. Parties interested should satisfy themselves as to accuracy.*