

Location

Office Code: DKD-68

List Price: \$39,900

Address: 169 Lincoln Ave., Dunkirk, NY 14048
County: Chautauqua
Town: Dunkirk
Schools: Dunkirk



Subagent Commission: 2.5% - Buyer Broker Commission: 2.5%

Tax & Land Information

Approx. Taxes: \$1,131.00
Assessed Value: \$22,000
Property ID: 36-1-4
Lot Size: 45x100
Frontage: 45'
Zoning: Res

Details/Information

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)

Year Built: 1902

Approx. SqFt.: 716

Style: ranch

Construction: woodframe

Exterior: T-111

Color: brown/white

Rooms: 5

Bedrooms: 3

Bathrooms: 1

Windows: some thermopane

Age of Roof: 10 years

Fireplace: none

Insulation: yes

Attic: crawl

Basement: crawl

Foundation: block

Garage: 1 car, detached

Garage Size: 12x20

Driveway: gravel

Water: municipal, sewer

Room	Size	Floor	Level
Living Room:	16x13.5	ww	1
Dining Room:	-	-	-
Family Room:	-	-	-
Kitchen:	14.5x15	L	1
1st Bedroom:	8.5x7	ww	1
2nd Bedroom:	8.5x9	ww	1
3rd Bedroom:	10x9.5	ww	1
4th Bedroom:	-	-	-
1st Bathroom:	8.5x5	L	1
2nd Bathroom:	-	-	-
Laundry/Utility:	in kitchen	L	1

Other Features:

Built-ins: Whirlpool fridge, Magic Chef electric stove, corner china cabinet, window air conditioner

Furnace: gas wall furnace, gas space heater

Electric: 100 amp, breakers **Water Heater:** 30 gallon, gas

Other Bldgs.:

Remarks: This gorgeous ranch style home is in move-in condition. Everything has been well cared for and updated, including the plumbing and electric. The garage has been partially converted into an efficiency apartment, great for additional income! Situated in a nice section of Dunkirk, this beautiful home will sell fast and is ready for someone to move right in. 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 Route 60 in Dunkirk, turn west onto W. Courtney, then right onto Lincoln. The home will be on your right. 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.