

**Location**

Office Code: DKD-75

**List Price: \$34,900 PRICE REDUCED**

**Address:** 14 Webster St., Dunkirk, NY 14048  
**County:** Chautauqua  
**Town:** Dunkirk  
**Schools:** Dunkirk



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

**Tax & Land Information**

**Approx. Taxes:** \$2,320.50  
**Assessed Value:** \$45,500  
**Property ID:** 79.12-5-8  
**Lot Size:** 30x120  
**Frontage:** 30'  
**Zoning:** Res

**Details/Information**

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)

**Year Built:** 1895  
**Approx. SqFt.:** 1768  
**Style:** 2 story  
**Construction:** woodframe  
**Exterior:** vinyl  
**Color:** cream  
**Rooms:** 8  
**Bedrooms:** 3+  
**Bathrooms:** 1  
**Windows:** double hung  
**Age of Roof:** unknown  
**Fireplace:** -  
**Insulation:** yes  
**Attic:** crawl  
**Basement:** full  
**Foundation:** block  
**Garage:** -  
**Garage Size:** -  
**Driveway:** on street parking  
**Water:** municipal, sewer

Room	Size	Floor	Level
<b>Living Room:</b>	13.5x13.5	ww	1
<b>Dining Room:</b>	13.5x13	ww	1
<b>Family Room:</b>	13x13	L	2
<b>Kitchen:</b>	15.5x14	v	1
<b>1<sup>st</sup> Bedroom:</b>	11x10	ww	1
<b>2<sup>nd</sup> Bedroom:</b>	13x10	L	2
<b>3<sup>rd</sup> Bedroom:</b>	13.5x13.5	L	2
<b>4<sup>th</sup> Bedroom:</b>	-	-	-
<b>1<sup>st</sup> Bathroom:</b>	7.5x7	ww	1
<b>2<sup>nd</sup> Bathroom:</b>	-	-	-
<b>Laundry/Utility:</b>	in basement	concrete	B

**Other Features:** 15.5x13 upstairs landing, 7.5x7.5 mud room, 4.5x6 foyer, 18x5 covered porch  
**Built-ins:**  
**Furnace:** Hot water radiator, gas  
**Electric:** 60 amp, fuses **Water Heater:** 40 gallon, gas  
**Other Bldgs.:** -

**Remarks:** This spacious home has been well maintained and has a maintenance free exterior. Move-in condition! For further information or an appointment to view this property, please contact Milt Steiger at (716) 679-8277 or via e-mail at [milt@steigerrealty.com](mailto:milt@steigerrealty.com).

**Directions:** From Route 5 (Lakeshore Drive) in Dunkirk, turn onto Middle Road, then immediately right onto Webster. The home will be the second on your left. Sign in place. **Occupied:** no  
**Possession:** closing

OUR SERVICE MAKES THE DIFFERENCE