

Location

Office Code: DKD-81

List Price: \$63,900

Address: 62 Armadillo St., Dunkirk, NY 14048
County: Chautauqua
Town: Dunkirk
Schools: Dunkirk



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

Tax & Land Information

Approx. Taxes: \$2,278
Assessed Value: \$43,000
Property ID: 20-4-22
Lot Size: 50x112.5
Frontage: 50'
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: 1917
Approx. SqFt.: 1550
Style: 1.5 story
Construction: woodframe
Exterior: aluminum
Color: white
Rooms: 7
Bedrooms: 4
Bathrooms: 2
Windows: thermopane
Age of Roof: unknown
Fireplace: none
Insulation: yes
Attic: partial, finished
Basement: partial
Foundation: poured wall & block
Garage: detached
Garage Size: 12x13
Driveway: paved
Water: municipal, sewer

Room	Size	Floor	Level
Living Room:	20x15.5	ww	1
Dining Room:	17.5x13.5	hw	1
Family Room:	-	-	-
Kitchen:	13.5x12	v	1
1st Bedroom:	15x13	ww	2
2nd Bedroom:	14x12.5	ww	1
3rd Bedroom:	19x8	-	2
4th Bedroom:	12x13	ww	-
1st Bathroom:	10.5x6	v	1
2nd Bathroom:	7.5x3.5	v	2
Laundry/Utility:	in basement	concrete	B

Other Features: 5x6 entry, 13.5x7 sunroom, 11x10.5 additional sunroom
Built-ins: Kenmore dishwasher
Furnace: HWBB, gas
Electric: 60 amp, fuses **Water Heater:** 40 gallon, gas
Other Bldgs.:

Remarks: Enjoy the lake view from your front door. This move-in condition home features many updates as well as hardwood floors, an open floor plan and a large living area. Sunrooms (one heated) and patio lead to a spacious back yard. For further information or an appointment to view this property, please contact Rick Scienza at (716)363-7090, (716)410-3400 (cell) or via e-mail at rick@steigerrealty.com.

Directions: From Route 5 in Dunkirk, turn north onto Armadillo, 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.