

Location

Office Code: DKD-83

List Price: \$39,900 MULTI-FAMILY

Address: 461 Roberts Rd., Dunkirk, NY 14048
County: Chautauqua
Town: Dunkirk
Schools: Dunkirk



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

Tax & Land Information

Approx. Taxes: \$827.20
Assessed Value: \$19,500
Property ID: 79.16-2-14
Lot Size: 100x100
Frontage: corner lot
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: 1900
Approx. SqFt.: 2352
Style: 1.5 story
Construction: woodframe
Exterior: vinyl
Color: light grey
Rooms: 8
Bedrooms: 5
Bathrooms: 3
Windows: mostly thermopane
Age of Roof: 3 years, 5 years, and unknown
Fireplace: -
Insulation: yes
Attic: crawl
Basement: full
Foundation: poured wall
Garage: -
Garage Size:
Driveway: gravel
Water: municipal, sewer

Room	Size	Floor	Level
Living Room:	15x12 (left), 14.5x13 (right)	ww, ww	1, 1
Dining Room:	-	-	-
Family Room:	-	-	-
Kitchen:	10x14 (left), 11.5x11.5 (right)	v, v	1, 1
1st Bedroom:	14.5x12 (left), 11x11.5 (right)	ww, ww	2, 2
2nd Bedroom:	11x13.5 (left), 10x14.5 (right)	ww, ww	2, 2
3rd Bedroom:	-	-	-
4th Bedroom:	-	-	-
1st Bathroom:	4x8 (left), 9x6.5 (right)	v, v	1, 1
2nd Bathroom:	-	-	-
Laundry/Utility:	4.5x5.5 (left)	v	1

Other Features: 16x6 front porch
Built-ins: ceiling fans
Furnace: radiator (left side), FHA (right side) both gas
Electric: 100 amp, breakers (x2) **Water Heater:** 40 gallon, gas (x2)
Other Bldgs.:

Remarks: Take advantage of this income property, perfect for the first time home buyer who chooses to live in one of the three apartments and rent the other two to cover the mortgage easily. One of the smaller apartments in the rear is in need of finishing details but the other two are move-in ready. One apartment is currently rented (\$325/mo.). Home has many newer windows; a newer roof and vinyl siding cover most of the home making this a fairly maintenance free property. This home can be converted back to a single family dwelling if one chooses to do so. 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 20, head north on Roberts Rd., the property will be approximately 2.4 miles out, on your left. From Route 5, head south on Roberts Rd., the property will be approximately 0.5 miles out, on your right.

Occupied: yes (right side)
Possession: closing

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