

Location

Office Code: DKD-87

List Price: **\$27,900 DUPLEX**

Address: 308 Hoyt St., Dunkirk, NY 14048

County: Chautauqua

Town: Dunkirk

Schools: Dunkirk

Tax & Land Information

Approx. Taxes: \$TBD

Assessed Value: \$28,000

Property ID: 79.20-3-29

Lot Size: 40x100

Frontage: 40'

Zoning: Res



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

Details/Information

Year Built: 1912

Approx. SqFt.: 2162

Style: 2 story

Construction: woodframe

Exterior: aluminum

Color: tan

Rooms: 6

Bedrooms: 4

Bathrooms: 2

Windows: double hung

Age of Roof: 15 years

Fireplace: -

Insulation: unknown

Attic: yes

Basement: full

Foundation: block

Garage: -

Garage Size: -

Driveway: gravel

Water: municipal, sewer

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)

Room	Size	Floor	Level
Living Room:	15.5x13.5	hw	1
Dining Room:	-	-	-
Family Room:	-	-	-
Kitchen:	13.5x10	v	1
1st Bedroom:	7x6	v	1
2nd Bedroom:	7.5x12	TBD	TBD
3rd Bedroom:	11.5x14	TBD	TBD
4th Bedroom:	TBD	TBD	TBD
1st Bathroom:	TBD	TBD	TBD
2nd Bathroom:	TBD	TBD	TBD
Laundry/Utility:	8x10	L	1

Other Features:

Built-ins:

Furnace: floor furnace, gas

Electric: 100 amp, breakers and fuses **Water Heater:** 40 gallon, gas (two)

Other Bldgs.:

Remarks: This two unit income property provides off-street parking. Rent out both for a positive cash flow, or live in one and rent out the other to help pay your mortgage! The home does need some work. 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 60 in Dunkirk, turn onto W. Doughty St. After approximately 1/2 mile, turn right onto Hoyt St. Or, from Route 5 in Dunkirk, turn south onto S. Roberts Rd. After approximately 0.7 miles, turn right onto W. Doughty, then after 0.2 miles, left onto Hoyt. the home will be on your left. 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.