

Location

Office Code: DKS-80

List Price: \$89,900

Address: 3081 E. Main Rd., Sheridan, NY 14048
County: Chautauqua
Town: Sheridan
Schools: Fredonia



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

Tax & Land Information

Approx. Taxes: \$2,780
Assessed Value: \$69,500
Property ID: 98.05-1-16
Lot Size: 254x155
Frontage: 254'
Zoning: Ag/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.: 2222
Style: 1.5 story
Construction: woodframe
Exterior: ABS
Color: grey
Rooms: 8
Bedrooms: 3
Bathrooms: 1
Windows: thermopane & combination
Age of Roof: July 2008
Fireplace: Harmon pellet stove
Insulation: yes
Attic: partial
Basement: partial, finished
Foundation: block & stone
Garage: attached w/2 openers
Garage Size: 24x24
Driveway: paved, circular
Water: well, septic

Room	Size	Floor	Level
Living Room:	19.5x15	hw	1
Dining Room:	15x13.5	ww	1
Family Room:	10x15.5	ww	1
Kitchen:	15.5x10	v	1
1st Bedroom:	10x16	ww	1
2nd Bedroom:	23x19 L-shaped	hw & v	1
3rd Bedroom:	18x9	hw	2
4th Bedroom:	-	-	-
1st Bathroom:	8x8.5	v	1
2nd Bathroom:	-	-	-
Laundry/Utility:	12.5x10.5	v	1

Other Features: 9x9 upstairs sitting room
 ceiling fans in kitchen & 1st bedroom, central air (new in 2003), Majic Chef gas stove,
Built-ins: Frigidaire fridge, dishwasher, stone fireplace surround, hot tub in master bedroom, pellet stove in master bedroom.
Furnace: FHA, gas (Lennox pulse)
Electric: 100 amp, breakers **Water Heater:** 40 gallon, gas
Other Bldgs.: 7.5x23 woodshed

Remarks: Many natural wood features and hardwood floors throughout. Large rear deck and patio area. A great home in 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.

Directions: Located on Route 20 between the Route 39 and King Road intersections. 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.