

Location

Office Code: DKS-86

List Price: \$134,900

Address: 2835 W. Middle Rd., Dunkirk, NY 14048
County: Chautauqua
Town: Sheridan
Schools: Dunkirk



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

Tax & Land Information

Approx. Taxes: \$2,219.51
Assessed Value: \$48,800
Property ID: 64.00-1-27, 81.00-1-5
Lot Size: 15.9 acres
Frontage: 522'
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: 1910
Approx. SqFt.: 1950
Style: 2 story
Construction: woodframe
Exterior: vinyl & wood
Color: light green
Rooms: 9
Bedrooms: 3
Bathrooms: 2
Windows: thermopane
Age of Roof: unknown
Fireplace: woodstove
Insulation: yes (fiberglass and blown-in)
Attic: crawl
Basement: full
Foundation: double block
Garage: 2 car, detached
Garage Size: 22x20
Driveway: gravel
Water: well (new in 2008), septic

Room	Size	Floor	Level
Living Room:	15x15	hw	1
Dining Room:	15.5x15	hw	1
Family Room:	9.5x10	ww over hw	1
Kitchen:	15.5x13.5	c	1
1 st Bedroom:	15x15.5	hw	2
2 nd Bedroom:	15.5x10.5	ww over hw	2
3 rd Bedroom:	9x15.5	ww over hw	2
4 th Bedroom:	-	-	-
1 st Bathroom:	10x5.5	v	1
2 nd Bathroom:	10.5x9.5	hw	2
Laundry/Utility:	8x7	w	1

Other Features: 7x6.5 rear entry
Built-ins: Frigidaire fridge, Crossley gas stove, water softener, sump pump, cistern, pantry cupboard, pocket door, movable island in kitchen
Furnace: FHA, gas (Luxair) and wood (Energy King)
Electric: 150 amp, breakers (National Grid) **Water Heater:** 40 gallon, gas
Other Bldgs.: 50x36 barn with loft, 20x21 milk house

Remarks: A post-Victorian home with wraparound porch, barn and 15.9 acres in the rural town of Sheridan with great wildlife, fruit trees, blueberry bushes and plenty of trails and room to roam. Many of the original characteristic Victorian features remain (hardwood floors, woodwork, pocket door, leaded glass, etc.) Updates include a high efficiency (gas or wood) heating system, remodeled kitchen, recessed lighting, upgraded electrical, plumbing, insulation and thermopane windows. A nice, tidy property that provides country living at its finest. 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: From Route 20 or Route 39, turn north on Center Road; after 0.7 miles (from Rte. 20) or 2.1 miles (from Rte. 39), turn left onto Middle Rd (just after the I-90 overpass). Or, from Route 5, turn south on Center Road; after 2.3 miles, turn right onto Middle (just before the I-90 overpass). The home will be approximately 1/2 mile out, 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.