

Location

Office Code: FOH-197

List Price: \$79,900 !

Address: 10273 Center Rd., Forestville, NY 14062
County: Chautauqua
Town: Sheridan
Schools: Forestville



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

Tax & Land Information

Approx. Taxes: \$1,749.27
Assessed Value: \$44,900
Property ID: 115.00-1-26
Lot Size: 4.3 acres
Frontage: 215'
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: 1997
Approx. SqFt.: 1400
Style: ranch
Construction: manufactured
Exterior: vinyl
Color: yellow
Rooms: 8
Bedrooms: 3
Bathrooms: 2
Windows: thermopane
Age of Roof: 10 years
Fireplace: -
Insulation: yes
Attic: crawl
Basement: crawl
Foundation: block
Garage: -
Garage Size: -
Driveway: gravel, circular
Water: well, septic

Room	Size	Floor	Level
Living Room:	17x12.5	wood laminate	1
Dining Room:	12x12.5	wood laminate	1
Family Room:	-	-	-
Kitchen:	13x12 (L-shaped)	v	1
1st Bedroom:	13x12.5	ww	1
2nd Bedroom:	12.5x11.5	v	1
3rd Bedroom:	12.5x11.5	ww	1
4th Bedroom:	-	-	-
1st Bathroom:	10x7	v	1
2nd Bathroom:	8x6	v	1
Laundry/Utility:	8x6	v	1

Other Features: 10x7 morning room, 20x10 deck
Built-ins:
Furnace: FHA, gas
Electric: 150 amp, breakers **Water Heater:** 40 gallon, gas
Other Bldgs.:

Remarks: Free gas with royalties! This one owner home has been upgraded and maintained beautifully. It is located in a quiet, country setting with a partially fenced-in yard on a wooded 4.3 acre parcel. 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: Located on the west side of Center Road, approximately 1.4 miles south of Route 39. 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.