

Location

Office Code: FOH-206

List Price: \$139,900 EXCLUSIVE

Address: 865 King Rd., Forestville, NY 14062
County: Chautauqua
Town: Hanover
Schools: Forestville



Subagent Commission: 0% - Buyer Broker Commission: 0%

Tax & Land Information

Approx. Taxes: \$3,016.44
Assessed Value: \$102,600
Property ID: 67.00-2-61
Lot Size: 12.8 acres
Frontage: 560'
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: 1964
Approx. SqFt.: 1412
Style: ranch
Construction: woodframe
Exterior: aluminum & cedar
Color: white & brown
Rooms: 7
Bedrooms: 4
Bathrooms: 1
Windows: thermopane
Age of Roof: 20 years
Fireplace: -
Insulation: yes
Attic: crawl
Basement: full
Foundation: poured wall
Garage: attached
Garage Size: 24x24
Driveway: stone
Water: well, septic

Room	Size	Floor	Level
Living Room:	11x20	hw	1
Dining Room:	8x13	hw	1
Family Room:	-	-	-
Kitchen:	9.5x11.5	ceramic	1
1st Bedroom:	13x9	hw	1
2nd Bedroom:	10x12	hw	1
3rd Bedroom:	11x14	hw	1
4th Bedroom:	13x12	hw	1
1st Bathroom:	10.5x8	ceramic	1
2nd Bathroom:	-	-	-
Laundry/Utility:	in bathroom	ceramic	1

Other Features: -

Built-ins: GE electric stove, Sharp microwave, Kitchenaid dishwasher, ceiling fans, ADT security system, Mitsubishi A/C unit

Furnace: HWBB, oil

Electric: 100 amp, breakers **Water Heater:** 40 gallon, electric

Other Bldgs.: 24x24 pole barn w/electric

Remarks: This home is updated and well maintained, truly move-in ready. An open floor plan and a full basement allow for lots of living space. Remodeled kitchen and bath. A nicely wooded parcel with a large yard gives you plenty of room to roam! Note: At the owner's request, this is an exclusive listing, and thus can only be viewed via Steiger Realty. For further information or an appointment to view this property, please contact Nathan Steiger at (716)536-8606 (cell) or via e-mail at nathan@steigerrealty.com.

Directions: From Hanover Road, head west on King Road approx. 1.3 miles, the home will be on your left. From Dennison Road, head east on King Road approx. 1.3 miles, the home will be on your right. 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.