



# Steiger Realty

836 King Road, Forestville, NY 14062-9773  
 Phone: (716) 934-4385 (Mon-Sat 9am-6pm EST); Fax: (716) 954-7137  
<http://www.steigerrealty.com>



## Location

Office Code: FOH-209

List Price: \$39,900

**Address:** 194 Route 39, Forestville, NY 14062  
**County:** Chautauqua  
**Town:** Hanover  
**Schools:** Forestville



## Tax & Land Information

**Approx. Taxes:** \$1,540.56  
**Assessed Value:** \$52,400  
**Property ID:** 102.00-1-31  
**Lot Size:** 1.8 acres  
**Frontage:** 333'  
**Zoning:** Ag/Res

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

## 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:** 1949  
**Approx. SqFt.:** 1600  
**Style:** 1.5 story  
**Construction:** woodframe  
**Exterior:** vinyl and T-111  
**Color:** white/tan  
**Rooms:** TBD  
**Bedrooms:** 4  
**Bathrooms:** 2  
**Windows:** thermopane, some single pane  
**Age of Roof:** unknown, metal  
**Fireplace:** -  
**Insulation:** yes  
**Attic:** crawl  
**Basement:** full w/fallout shelter  
**Foundation:** block & laid up stone  
**Garage:** -  
**Garage Size:** -  
**Driveway:** gravel  
**Water:** 2 wells, septic

Room	Size	Floor	Level
Living Room:	14x11	ww	1
Dining Room:	-	-	-
Family Room:	20x20	v	1
Kitchen:	12.5x9	hw	1
1st Bedroom:	12x10	ww	1
2nd Bedroom:	20x18 w/kitchenette	v	2
3rd Bedroom:	13.5x9.5	hw	2
4th Bedroom:	14x10.5	hw	2
1st Bathroom:	9x6	v	v
2nd Bathroom:	8x4	v	1
Laundry/Utility:	-	-	-

**Other Features:** storefront area

**Built-ins:** -

**Furnace:** space heater, gas (99% efficient)

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

**Other Bldgs.:** -

**Remarks:** New listing; more info coming soon. 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](mailto:rick@steigerrealty.com).

**Directions:** Located on Route 39 (Fredonia Rd.) near the intersection with Alleghany Rd., approximately 5.2 miles east of Forestville, 3.8 miles west of Perrysburg. Sign in place.

**Occupied:** no  
**Possession:** closing

*The information contained herein is considered reliable but is not guaranteed. Parties interested should satisfy themselves as to accuracy.*