

**Location**

Office Code: FOH-210

List Price: \$59,900

Address: 34 Center St., Forestville, NY 14062

County: Chautauqua

Town: Hanover

Schools: Forestville



**Tax & Land Information**

Approx. Taxes: \$1,640.21

Assessed Value: \$49,400

Property ID: 100.05-1-42

Lot Size: 1 acre (115.5 x 368.8)

Frontage: 115.5'

Zoning: Res

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

**Details/Information**

Year Built: 1895

Approx. SqFt.: 1870

Style: 2 story

Construction: woodframe

Exterior: wood

Color: white

Rooms: 9

Bedrooms: 4

Bathrooms: 1

Windows: double hung

Age of Roof: 7 years

Fireplace: -

Insulation: yes

Attic: 2 areas

Basement: full

Foundation: stone

Garage: 2 story

Garage Size: 30x25

Driveway: gravel

Water: municipal, septic

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)

Room	Size	Floor	Level
Living Room:	14x14	hw	1
Dining Room:	10.5x15.5	hw	1
Family Room:	10x13.5	hw	1
Kitchen:	11x14	v	1
1st Bedroom:	13.5x13.5	ww	2
2nd Bedroom:	13.5x10	ww	2
3rd Bedroom:	11x12	ww	2
4th Bedroom:	7x16	ww	2
1st Bathroom:	7x7.5	v	1
2nd Bathroom:	-	-	-
Laundry/Utility:	in basement	concrete	B

Other Features: 10x12.5 office

Built-ins: -

Furnace: floor, gas

Electric: 100 amp, breakers (NYSEG) Water Heater: 40 gallon, gas

Other Bldgs.: -

**Remarks:** This home is priced to sell. An older but clean and well maintained home with newer roof, septic system, electric service and paint (in 2009) on a one acre village lot. Large outbuilding for storage or workshop. Don't wait on this move-in condition property, as we anticipate a quick sale! 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](mailto:milt@steigerrealty.com).

**Directions:** From Route 39 in the Village of Forestville, turn east onto Center Rd. (near Cave's Food Store). The home will be on your left, near the Swan Street intersection.

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

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