

## Location

Office Code: FOH-213

List Price: \$52,000

**Address:** 15 Eagle St., Forestville, NY 14062

**County:** Chautauqua

**Town:** Hanover

**Schools:** Forestville



## Tax & Land Information

**Approx. Taxes:** \$1,709.24

**Assessed Value:** \$52,000

**Property ID:** 100.05-2-60

**Lot Size:** 75x180

**Frontage:** 75'

**Zoning:** Res

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

## Details/Information

**Year Built:** 1875

**Approx. SqFt.:** 1243

**Style:** 1.7 story

**Construction:** woodframe

**Exterior:** vinyl

**Color:** cream

**Rooms:** 8

**Bedrooms:** 3

**Bathrooms:** 1

**Windows:** double hung

**Age of Roof:** 6 years

**Fireplace:** no

**Insulation:** yes

**Attic:** 21x10 crawl

**Basement:** partial

**Foundation:** laid up stone

**Garage:** 1 car w/loft, detached

**Garage Size:** 24x32

**Driveway:** paved

**Water:** municipal, septic

Floor: c = ceramic; hw = hardwood; l = linoleum; v = vinyl; w = wood; ww = wall to wall;

Level: b = basement; 1 = 1<sup>st</sup> floor, 2 = 2<sup>nd</sup> floor, etc. (All dimensions are rounded to nearest 1/2 foot)

Room	Size	Floor	Level
<b>Living Room:</b>	13x13.5	ww	1
<b>Dining Room:</b>	16x12.5	ww	1
<b>Family Room:</b>	-	-	-
<b>Kitchen:</b>	9.5x16	v	1
<b>1<sup>st</sup> Bedroom:</b>	7.5x16	L	1
<b>2<sup>nd</sup> Bedroom:</b>	7.5x16	ww	1
<b>3<sup>rd</sup> Bedroom:</b>	12x13.5	ww	2
<b>4<sup>th</sup> Bedroom:</b>	-	-	-
<b>1<sup>st</sup> Bathroom:</b>	8x8	v	1
<b>2<sup>nd</sup> Bathroom:</b>	-	-	-
<b>Laundry/Utility:</b>	3.5x7.5	w	1

**Other Rooms:** 20x6 covered porch, 6.5x9.5 mudroom, 9x7 landing, 16x14 workshop in garage

**Built-ins:**

**Furnace:** HWBB, gas

**Electric:** 100 amp, breakers **Water Heater:** 30 gallon, gas

**Other Bldgs.:** -

**Remarks:** This home is priced to sell. An older but clean and well maintained home with a newer roof and electric service on a large lot. The kitchen requires updating. Large outbuilding with loft for car, storage or workshop. Don't wait on this move-in condition property! Property to be sold as-is. 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 Street (near Caves Food Store) and proceed to Y. Keep right on Pearl Street then turn left at the next intersection (Third St.) and proceed to the intersection (Eagle St.) - the home will be on your left. 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.*