

Location

Address: 10336 Empire Rd., Forestville, NY 14062
County: Chautauqua
Town: Hanover
Schools: Forestville

Office Code: FOH-215

List Price: \$135,000

Tax & Land Information

Approx. Taxes: \$3,063.72
Assessed Value: \$105,500
Property ID: 117.00-2-9.1,2
Lot Size: 8 acres
Frontage: 408'
Zoning: Ag/Res



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

Details/Information

Year Built: 1980
Approx. SqFt.: 2580
Style: raised ranch
Construction: woodframe
Exterior: vinyl/aluminum
Color: blue
Rooms: 7
Bedrooms: 3
Bathrooms: 2
Windows: thermopane
Age of Roof: 3 years
Fireplace: pellet stove
Insulation: yes
Attic: crawl
Basement: full
Foundation: block
Garage: 2 car, attached
Garage Size: 36x28
Driveway: gravel
Water: well w/prefilter, carbon filter and softener, 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, (All dimensions are rounded to nearest 1/2 foot) etc.

Room	Size	Floor	Level
Living Room:	16x15	ww	1
Dining Room:	11x10.5	ww	1
Family Room:	20x19.5	c	1
Kitchen:	13x10	pergo	1
1 st Bedroom:	14x10	ww	1
2 nd Bedroom:	11x13	ww	1
3 rd Bedroom:	13x14	ww	1
4 th Bedroom:	-	-	-
1 st Bathroom:	8x5	pergo	1
2 nd Bathroom:	6x8	v	1
Laundry/Utility:	in basement	concrete	B

Other Rooms: rear deck

Built-ins: Allure hood vent, ceiling fans, Spectra propane stove, Frigidaire dishwasher

Furnace: FHA, New Englander wood stove (3 years old), also electric baseboards in bedrooms

Electric: 200 amp, breakers **Water Heater:** 50 gallon, electric

Other Bldgs.: Above ground swimming pool

Remarks: This home boasts a newly remodeled family/sunroom upon entry of the home. newer kitchen and open floor plan. The oversized 2 car garage is adequate for vehicles and toys. 8 private acres and a swimming pool are also a plus. This home is what everyone is waiting for, so act fast as this one will not last long! For further information or an appointment to view this property, please contact Nathan Steiger at (716)536-8606 or via e-mail at nathan@steigerrealty.com.

Directions: From Route 39, head south on Empire Road. The home will be on your left. 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.