



Steiger Realty

836 King Road, Forestville, NY 14062
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<http://www.steigerrealty.com>



Location

Office Code: FOH-266

List Price: \$129,900

Address: 1 Walnut St, Forestville, NY 14062
County: Chautauqua
Town: Hanover
Schools: Forestville



Broker Agent Commission: 2.5% - Buyer Broker Commission: 2.5%

Tax & Land Information

Approx. Taxes: \$2347.81
Assessed Value: \$73,900
Property ID: 99.12-1-18,22
Lot Size: 2 acres
Frontage: 560'
Zoning: Ag/Res

Details/Information

Year Built: 1900
Approx. SqFt.: 1723
Style: 2 story
Construction: woodframe
Exterior: vinyl
Color: white
Rooms: 12
Bedrooms: 3+
Bathrooms: 2
Windows: thermopane
Age of Roof: 2004/2016
Fireplace: -
Insulation: fully
Attic: crawl
Basement: full
Foundation: stone/block
Garage: pole barn
Garage Size: 40x35 2 story
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:	-	-	-
Dining Room:	14.5x13.5	ww	1
Family Room:	15.5x13	ww	1
Kitchen:	14x9	v	1
1 st Bedroom:	9.5x11.5	ww	2
2 nd Bedroom:	12x13.5	ww	2
3 rd Bedroom:	12x13	ww	2
4 th Bedroom:	17.5x15	ww	2
1 st Bathroom:	7x8.5	v	1
2 nd Bathroom:	9x9	v	2
Laundry/Utility:	12.5x17	ww	1

Other Rooms:

Built-ins: ceiling fans, dishwasher, stove, fridge

Furnace: HWBB, radiant heat floors, pellet stove, space heater

Electric: 200 amp, breakers **Water Heater:** 40 gallon, propane

Other Bldgs.:

Remarks: This beautiful TURN KEY home is just what everyone is looking for! Great amount of indoor and outdoor space with scenic views and a taste of the country right inside the convenience of village living. Waterfall/creek views, large pole barn, large garden shed, porch and balcony views and enough bedrooms and bathrooms for a larger family are just a few amenities that make this charming home so enticing! You will not find a better property in Forestville for quite some time, this is it folks and you'll have to act fast because once you see this home inside and out you will realize this offering is amazing! To add even more, there is virtually no maintenance needed as electric, heat, hot water tank, windows, doors, roof, insulation, reverse osmosis water filtration and softener are all newer and up to date, this is truly a gem so book an appointment now to get your personal viewing! 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 Route 39 in Forestville (at the base of Sheridan Hill), head north on Walnut Street. From Route 20 or King Road, head south on Walnut Street. 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.

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