



# Steiger Realty

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



## Location

**Address:** 35 Pearl St., Forestville, NY 14062  
**County:** Chautauqua  
**Town:** Hanover  
**Schools:** Forestville

**Office Code:** FOH-273

**List Price: \$79,900**

## Tax & Land Information

**Approx. Taxes:** \$2203  
**Assessed Value:** \$67,800  
**Property ID:** 100.09-2-16  
**Lot Size:** 88x231  
**Frontage:** 88'  
**Zoning:** Res



**Broker Agent Commission: 3% - Buyer Broker Commission: 3%**

## Details/Information

**Year Built:** 1870  
**Approx. SqFt.:** 1959  
**Style:** 2 story  
**Construction:** woodframe  
**Exterior:** vinyl  
**Color:** white  
**Rooms:** 11  
**Bedrooms:** 4  
**Bathrooms:** 1.5  
**Windows:**  
**Age of Roof:** unknown  
**Fireplace:** yes  
**Insulation:** yes  
**Attic:** crawl  
**Basement:** partial  
**Foundation:** block, stone  
**Garage:** 2 car, detached  
**Garage Size:**  
**Driveway:** blacktop  
**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>	13x23	ww	1
<b>Dining Room:</b>	13x11.5	ww	1
<b>Family Room:</b>	13x13.5	ww	1
<b>Kitchen:</b>	7.5x16	v	1
<b>1<sup>st</sup> Bedroom:</b>	15x14	ww	1
<b>2<sup>nd</sup> Bedroom:</b>	15x12.5	ww	2
<b>3<sup>rd</sup> Bedroom:</b>	6x10.5	ww	2
<b>4<sup>th</sup> Bedroom:</b>	-	-	-
<b>1<sup>st</sup> Bathroom:</b>	7x10	c	1
<b>2<sup>nd</sup> Bathroom:</b>	3x6	pergo	1
<b>Laundry/Utility:</b>	in bathroom 1	7x10	c

### Other Rooms:

### Built-ins:

**Furnace:** FHA

**Electric: Water Heater:** 40 gallon, gas

### Other Bldgs.:

**Remarks:** This property has a lot to offer with paved drive, 2-car garage, scenic and spacious back yard with walk bridge as well as many amenities inside that will make this a great home to start or upgrade into. Nice open flow to main rooms as well as a bar and fireplace for entertaining will make this a very comfortable and enjoyable home to own. Act fast and call the listing agent before this home, like others, sells in this hot market! 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](mailto:nathan@steigerrealty.com).

**Directions:** From Route 39 in Forestville turn onto Pearl Street the home with signage will be on your right. From Irving/Silver Creek/Routes 5/20 travel to Dennison Road or Bennett State Road then to Pearl Street in Forestville.

**Occupied:** no  
**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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