

Location

Address: 10235 Rider Rd, Forestville, NY 14062
County: Chautauqua
Town: Hanover
Schools: Forestville

Office Code: FOH-274

List Price: \$209,900



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

Tax & Land Information

Approx. Taxes: \$4,158
Assessed Value: \$143,400
Property ID: 116.00-2-10
Lot Size: 12 acres
Frontage: 443'
Zoning: Ag/Res

Details/Information

Year Built: 1850
Approx. SqFt.: 2590
Style: pre-Victorian
Construction: brick, wood
Exterior: brick
Color: red brick
Rooms: 9
Bedrooms: 3+
Bathrooms: 1.5
Windows: thermopane
Age of Roof: 8 years
Fireplace: yes, also pellet stove
Insulation: yes
Attic: crawl
Basement: partial
Foundation: stone
Garage: 2 car, detached
Garage Size: 20x18
Driveway: concrete
Water: well, 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:	13.5x13.5, 13.5x13	hw	1
Dining Room:	16.5x13	hw	1
Family Room:	29x15.5	c, ww	1
Kitchen:	19x9	hw	1
1st Bedroom:	13.5x13.5, 13x8	ww over hw	2
2nd Bedroom:	14x13	hw	2
3rd Bedroom:	12x9	hw	2
4th Bedroom:	-	-	-
1st Bathroom:	9x9	c	2
2nd Bathroom:	5x2.5	c	1
Laundry/Utility:	10.5x8.5	hw	1

Other Rooms:

Built-ins: Whirlpool washer, LG dryer, built-in vacuum, Amana dishwasher, Kenmore fridge

Furnace: FHA, gas (National Fuel)

Electric: 200 amp, breakers (NYSEG) **Water Heater:** 40 gallon, gas

Other Bldgs.: 12x16 shed, 36x20 barn, 30x26 barn, 12x8 open porch, 10x9 covered patio, 29x14 flagstone patio

Remarks: Here's a one of a kind pre-Victorian, brick 2 story home on 12 acres of land with 3 horse stalls and a pond. Words cannot fully do justice to the splendor and charm of this gracious 1850's home. Modern windows and a family room addition with fireplace and pellet stove provide a comfortable atmosphere to enjoy the view of the grounds and pond. The home has period window dressings carefully chosen in keeping with the Victorian atmosphere. Basketweave oak hardwood floors and cherry plank floors, double parlour, dining room and eat-in kitchen with cherry cabinetry provide real character to this home! For further information or an appointment to view this property, please contact Milton Steiger at (716) 679-8277 (cell) or via e-mail at milt@steigerrealty.com.

Directions: From Creek Road and Route 39 in Forestville, travel south on Walnut Road to Rider Road. Keep left, the home will be on your right. 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.