

Location

Office Code: FOS-200

List Price: \$299,000

Address: 2017 King Rd., Forestville, NY 14062
County: Chautauqua
Town: Sheridan
Schools: Forestville



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

Tax & Land Information

Approx. Taxes: \$5,835.58
Assessed Value: \$164,000
Property ID: 82.00-3-11
Lot Size: 7.5 acres
Frontage: 330 on King, 785 on Walnut
Zoning: Ag/Res

Details/Information

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)

Year Built: 1987
Approx. SqFt.: 3194
Style: Cape Cathedral
Construction: log
Exterior: log
Color: natural wood
Rooms: 9
Bedrooms: 4+
Bathrooms: 2 full, 2 half
Windows: thermopane
Age of Roof: 1987
Fireplace: pellet stove
Insulation: yes
Attic: -
Basement: full w/9' ceilings
Foundation: block
Garage: detached 2+ car w/loft & half bath
Garage Size: 25x41
Driveway: stamped concrete & gravel
Water: well w/Anderson water system, septic

| Room | Size | Floor | Level |
|---------------------------|-------------------------|-------|-------|
| Living Room: | 18.5x22 | ww | 1 |
| Dining Room: | 15x10 | ww | 1 |
| Family Room: | - | - | - |
| Kitchen: | 14x14.5 | v | 1 |
| 1 st Bedroom: | 10x12 | ww | 2 |
| 2 nd Bedroom: | 9x12 | ww | 2 |
| 3 rd Bedroom: | 13x15 | ww | 2 |
| 4 th Bedroom: | 12x13.5 | ww | 1 |
| 1 st Bathroom: | 6x10 | tile | 2 |
| 2 nd Bathroom: | 10.5x10.5 | c | 1 |
| Laundry/Utility: | 10.5x10.5 (master bath) | c | 1 |

Other Features: 9.5x13 office/bedroom, wraparound deck, 2 acre pond, pond raft, indoor pool & spa

Built-ins: Kitchenaid dishwasher, Kitchenaid stovetop, Amana dual door fridge, Kitchenaid wall oven, Roper vent fan, Kenmore Elite washer, Kenmore dryer, Bil-Jax 3 story elevator (man lift style)

Furnace: HWBB, gas (Dunkirk boiler)

Electric: 200 amp, breakers **Water Heater:** boilermate

Other Bldgs.:

Remarks: This state of the art, barrier free (ramp, elevator & fixtures) log home has been designed to provide a balance between the look of nature and the practical efficiency of modern living. The home is ideally located on a beautifully landscaped 7.5 acre parcel to take advantage of the rolling grounds, wooded areas and stocked pond, all of which can be viewed from inside the home and from the large, wraparound deck. The home also boasts a 14x30 indoor, inground, heated swimming pool and spa. Take advantage of the many possibilities this home has to offer! With zoning approval, it could be used as a bed and breakfast, swimming instruction/therapy, or other home based businesses. 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.

Directions: Located on the corner of King Road and Walnut Road, approximately 1.8 miles north of Forestville, and 1 mile south of Route 20.

Occupied: yes
Possession: closing

The information contained herein is considered reliable but is not guaranteed. Parties interested should satisfy themselves as to accuracy.