

Location

Address: 10019 Creek Rd., Forestville, NY 14062
County: Chautauqua
Town: Sheridan
Schools: Forestville

Office Code: FOS-208

List Price: \$39,900



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

Tax & Land Information

Approx. Taxes: \$969.87
Assessed Value: \$33,000
Property ID: 116.00-1-45
Lot Size: 1.9 acres
Frontage: 406'
Zoning: Ag/Res

Details/Information

Year Built: 1910
Approx. SqFt.: 1872
Style: 1.75 story
Construction: woodframe
Exterior: clapboard
Color: green
Rooms: 7
Bedrooms: 4
Bathrooms: 1
Windows: thermopane
Age of Roof: 12 years
Fireplace: -
Insulation: yes
Attic: -
Basement: partial
Foundation: laid up stone
Garage: -
Garage Size: -
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:	17x14	hw	1
Dining Room:	18x15	hw	1
Family Room:	-	-	-
Kitchen:	12x14	v	1
1st Bedroom:	12x10	w	1
2nd Bedroom:	17x14	w	2
3rd Bedroom:	17x9	w	2
4th Bedroom:	17x9	w	2
1st Bathroom:	11.5x8	v	1
2nd Bathroom:	-	-	-
Laundry/Utility:	14x7	v	1

Other Features: 30x13 pantry
Built-ins:
Furnace: space heater
Electric: 150 amp, breakers **Water Heater:** 40 gallon, gas
Other Bldgs.:

Remarks: This home is in a great location - nestled in the woods with Walnut Creek running through the back yard. The house does need work, but it has been priced to reflect this. A jewel in the rough, this peaceful, country property just needs your TLC to bring it back to its full luster. For further information or an appointment to view this property, please contact Rick Scienza at (716)363-7090, (716)410-3400 (cell) or via e-mail at rick@steigerrealty.com.

Directions: From Route 39 in Forestville, head south on Water Street (which will become Walnut Creek Rd.), the home will be on your right, approximately 2.5 miles out. Sign in place. **Occupied:** no
Possession: closing

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