



Steiger Realty

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<http://www.steigerrealty.com>



Location

Office Code: FRP-48

List Price: \$175,000

Address: 22 Holmes Pl, Fredonia, NY 14063
County: Chautauque
Town: Pomfret
Schools: Fredonia



Tax & Land Information

Approx. Taxes: \$2443
Assessed Value: \$11,810
Property ID: 113.07-2-44 plus paper street
Lot Size: 170x132.2
Frontage: 170'
Zoning: Res

Broker Agent Commission: 0% - Buyer Broker Commission: 0%

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: 1957
Approx. SqFt.: 1852
Style: ranch
Construction: woodframe
Exterior: vinyl
Color: grey
Rooms: 9
Bedrooms: 3
Bathrooms: 2
Windows: double hung
Age of Roof: 2016
Fireplace: 2 wood/gas
Insulation: yes
Attic: crawl
Basement: full
Foundation: block (new 2016)
Garage: 2 car, attached
Garage Size: 22x24
Driveway: concrete
Water: municipal, sewer

Room	Size	Floor	Level
Living Room:	25x22	ww	1
Dining Room:	-	-	-
Family Room:	16x10	ww	1
Kitchen:	9x19	c	1
1st Bedroom:	12x11	ww	1
2nd Bedroom:	12x11	hw	1
3rd Bedroom:	15x18	hw	1
4th Bedroom:	-	-	-
1st Bathroom:	8x6	v	1
2nd Bathroom:	8x6	v	1
Laundry/Utility:	basement	concrete	B

Other Rooms: 8x15 mudroom
Built-ins: shelving, desk station, china cabinet
Furnace: FHA, gas (new 2016)
Electric: 100 amp, breakers **Water Heater:** 40 gallon, gas
Other Bldgs.: -

Remarks: This property is one beautiful listing that's available in Fredonia, NY. Not only are we in a busy real estate market with a dwindling supply of available homes but also rarely, even in a property abundant market, do you come across a ranch style fully remodeled home situated on a very large lot in Fredonia. Close to amenities and shopping whilst located on a quiet street surrounded by great neighbors and a peaceful setting it's needless to say this home will be sold fast! Along with a great location this home also boasts a new steel roof, new vinyl siding, new foundation, new furnace, updated electric and plumbing, fresh paint inside and outside, new carpeting, hardwood floors, new ceramic and porcelain tile, and numerous other updates that were done in the remodeling of this home! 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 Central Ave, turn onto Holmes, the home will be on your right. 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.