

Location

Office Code: FRP-49

List Price: \$115,000

Address: 321 West Main St, Fredonia, NY 14063
County: Chautauqua
Town: Pomfret
Schools: Fredonia



Broker Agent Commission: 2.5% - Buyer Broker Commission: 2.5%

Tax & Land Information

Approx. Taxes: \$3,044
Assessed Value: \$17,710
Property ID: 130.06-1-1
Lot Size: 1.6 acres
Frontage: 213'
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: 1910
Approx. SqFt.: 1390
Style: 2 story
Construction: woodframe
Exterior: wood
Color: white
Rooms: 10
Bedrooms: 3
Bathrooms: 1.5
Windows: double hung, some thermopane
Age of Roof: 2006
Fireplace: pellet stove
Insulation: yes
Attic: yes
Basement: full
Foundation: laid up stone
Garage: detached
Garage Size: 1 car
Driveway: gravel
Water: municipal, sewer

Room	Size	Floor	Level
Living Room:	14.5x13	hw	1
Dining Room:	14x12	c	1
Family Room:	-	-	-
Kitchen:	12x8	c	1
1st Bedroom:	14x10	ww	2
2nd Bedroom:	11x12	ww	2
3rd Bedroom:	14x12	hw	2
4th Bedroom:	-	-	-
1st Bathroom:	3.5x9	c	1
2nd Bathroom:	6x8	c	2
Laundry/Utility:	5x8	c	1

Other Rooms: 10x12 foyer

Built-ins: ceiling fan, Kenmore fridge, Hotpoint stove/oven, Sharp microwave, Maytag washer, Maytag dryer, Whirlpool dishwasher

Furnace: HWBB, gas

Electric: 100 amp, breakers **Water Heater:** 40 gallon, gas

Other Bldgs.: 8x10 shed

Remarks: This large 2 story home on acreage in Fredonia is just what you're looking for! Lots of space inside and out plus the luxury of being near just about every amenity you can dream of in the Village of Fredonia! There's updates done inside and out over the years plus great sized rooms for dining and relaxing! There is some minor cosmetic work needed but not many homes don't need some care. Don't wait on this one bc it will be gone soon. 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: Located on the north side of Route 20, approximately 8/10 mile west of Fredonia. 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.