

**Location**

Office Code: IRH-46

**List Price: \$114,900**

**Address:** 12632 Seneca Rd., Irving, NY 14081  
**County:** Chautauqua  
**Town:** Hanover  
**Schools:** Silver Creek



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

**Tax & Land Information**

**Approx. Taxes:** \$2,701.79  
**Assessed Value:** \$94,700  
**Property ID:** 33.00-2-21  
**Lot Size:** 3.2 acres  
**Frontage:** 320 + 429 (corner lot)  
**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:** 1967  
**Approx. SqFt.:** 2026  
**Style:** 2 story  
**Construction:** woodframe  
**Exterior:** wood  
**Color:** beige  
**Rooms:** 8  
**Bedrooms:** 4  
**Bathrooms:** 1.5  
**Windows:** thermopane  
**Age of Roof:** 1967  
**Fireplace:** -  
**Insulation:** yes  
**Attic:** crawl  
**Basement:** full w/bilco  
**Foundation:** block  
**Garage:** 2 car w/openers  
**Garage Size:** 24x24  
**Driveway:** paved  
**Water:** municipal, septic

Room	Size	Floor	Level
<b>Living Room:</b>	23x13.5	ww	1
<b>Dining Room:</b>	11x14	ww	1
<b>Family Room:</b>	16x17	ww	1
<b>Kitchen:</b>	13.5x10	ceramic	1
<b>1st Bedroom:</b>	13.5x10	ww	1
<b>2nd Bedroom:</b>	14x13	ww	2
<b>3rd Bedroom:</b>	15x10	ww	2
<b>4th Bedroom:</b>	11.5x10.5	ww	2
<b>1st Bathroom:</b>	11x8	ceramic	2
<b>2nd Bathroom:</b>	4x4	ceramic	1
<b>Laundry/Utility:</b>	5x4	ceramic	1

**Other Features:** 10x9.5 foyer  
**Built-ins:** Kitchenaid countertop range, Frigidaire dishwasher, Char-glo grill, Maytag wall oven, sump pump, gas space heater in basement  
**Furnace:** HWBB, gas, Blue Circle, 2 zones  
**Electric:** 200 amp, breakers **Water Heater:** 40 gallon, gas  
**Other Bldgs.:** 28x24 pole barn

**Remarks:** This well built, 4 bedroom home is situated on 3.2 acres, 2 acres of which are Niagara grapes. The home is in need of a new roof and some cosmetics, but is in good condition overall and has some upgrades. 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](mailto:milt@steigerrealty.com).

**Directions:** From Routes 5 & 20 in Irving, turn onto Seneca Rd and drive past Lake Shore Hospital, the home will be on your left. 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.