

Location

Address: 5419 Narrows Rd. - Lot 36, Little Valley, NY 14755
County: Cattaraugus
Town: Napoli
Schools: Cattaraugus / Little Valley

Office Code: LVN-1

List Price: \$55,000 RECREATIONAL

Tax & Land Information

Approx. Taxes: \$1,200 (includes annual dues, taxes & insurance)

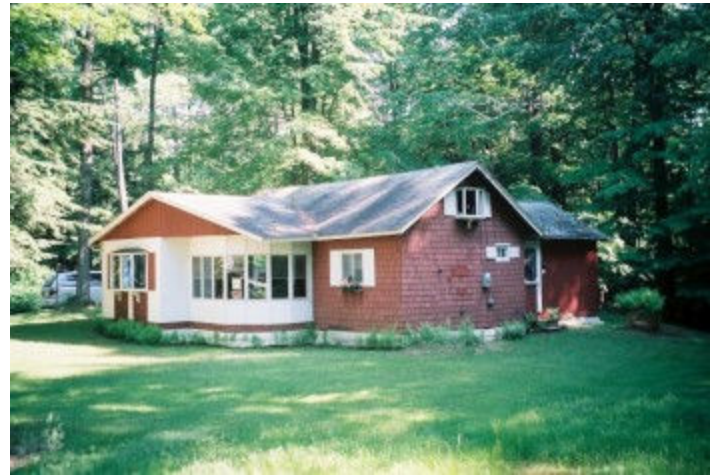
Assessed Value: \$N/A

Property ID: N/A

Lot Size: N/A

Frontage: N/A

Zoning: N/A



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

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: unknown
Approx. SqFt.: 1020
Style: cottage
Construction: woodframe
Exterior: cedar shingles
Color: redwood
Rooms: 6
Bedrooms: 3
Bathrooms: 1
Windows: casement
Age of Roof: 8 years
Fireplace: woodburning
Insulation: none
Attic: partial, crawl
Basement: crawl
Foundation: piers
Garage: -
Garage Size: -
Driveway: gravel
Water: well, septic

Room	Size	Floor	Level
Living Room:	17x15.5	ww	1
Dining Room:	8x10	ww	1
Family Room:	-	-	-
Kitchen:	11x9	v	1
1st Bedroom:	12x9.5	ww	1
2nd Bedroom:	8.5x11.5	ww	1
3rd Bedroom:	22x12	ww	loft
4th Bedroom:	-	-	-
1st Bathroom:	4.5x5.5	ww	1
2nd Bathroom:	-	-	-
Laundry/Utility:	5x7	ww	1

Other Features: 11x20 deck, 10x5x8.5 connecting room

Built-ins:

Furnace: DuoTherm wall furnace, propane

Electric: 100 amp, breakers **Water Heater:** 20 gallon, electric

Other Bldgs.: 16x12 shed w/10x9 addition, 8x12 shed, privy, 2 lean-tos

Remarks: This private campsite is located on a manmade lake on the property of the Little Valley Rod and Gun Club, which consists of over 85 acres. This is an association ownership with no land being conveyed, just the home and physical improvements. There is a one time \$350 membership fee, and annual dues in the amount of \$1,200 which cover the taxes and insurance. All of the cottages which surround the lake are well maintained. There is a swimming and playground area along with a covered picnic pavilion. The stocked lake measures approximately 4.25 acres; no motorboats are permitted. For even more recreational possibilities, [Alleghany State Park](#) is only 11 miles away! If you would like 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: From Route 242, turn onto Narrows Road. After 0.9 miles, turn left onto Club Road, and proceed 0.8 miles to the site.

Occupied: no
Possession: closing

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