

Location

Address: 10524 Campbell Ave., Perrysburg, NY 14129
County: Cattaraugus
Town: Perrysburg
Schools: Gowanda

Office Code: PEP-29

List Price: \$44,900

Tax & Land Information

Approx. Taxes: \$1,364.62
Assessed Value: \$22,800
Property ID: 16.022-1-10
Lot Size: 115.3x84.2
Frontage: 115.3'
Zoning: Res



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

Details/Information

Year Built: 1900
Approx. SqFt.: 1135
Style: single story
Construction: block & frame
Exterior: block, vinyl
Color: white
Rooms: 9
Bedrooms: 3
Bathrooms: 1
Windows: thermopane
Age of Roof: 7 years
Fireplace: -
Insulation: yes
Attic: yes, pull-down access
Basement: partial
Foundation: laid up stone & block
Garage: -
Garage Size: -
Driveway: gravel
Water: municipal water, sewer

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:	14x12.5	ww	1
Dining Room:	10.5x11	ww	1
Family Room:	16x16	ww	1
Kitchen:	14x10	v	1
1st Bedroom:	12x12	ww	1
2nd Bedroom:	10.5x10	ww	1
3rd Bedroom:	11x11	ww	1
4th Bedroom:	-	-	-
1st Bathroom:	10x6	v	1
2nd Bathroom:	-	-	-
Laundry/Utility:	10x6.5	v	1

Other Features: 8x6.5 foyer, 16x8 covered deck, 119 sq.ft. covered front porch

Built-ins: GE dishwasher, garbage disposal, sump pump

Furnace: FHA, gas (new in 2006), electric heat in family room

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

Other Bldgs.: 10x12 garden shed

Remarks: This move-in condition, low maintenance home with three bedrooms has a newer roof, carpeting, vinyl flooring and furnace. With family, dining and laundry rooms, this home has it all. It is priced right, so don't delay or you will miss out on a real bargain! (less than \$40/sq.ft.) 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.

Directions: From Route 39 in Perrysburg, turn north onto Campbell Ave. The home will be the second on your right. 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.