

Location

Office Code: RAC-1

List Price: \$235,000

Address: 11888 Pope Rd., Randolph, NY 14772
County: Cattaraugus
Town: Conewango
Schools: Randolph Central



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

Tax & Land Information

Approx. Taxes: \$TBD due to subdivision
Assessed Value: \$TBD due to subdivision
Property ID: Part of 61.003-1-13.1
Lot Size: 2.07 acres
Frontage: none (gravel drive right-of-way)
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: 2000
Approx. SqFt.: 5100
Style: 1.5 story
Construction: woodframe
Exterior: board & batten
Color: natural wood
Rooms: 11
Bedrooms: 4
Bathrooms: 3
Windows: double hung
Age of Roof: 2000
Fireplace: -
Insulation: yes
Attic: crawl
Basement: partial
Foundation: poured wall
Garage: 2 car w/loft
Garage Size: 20x40
Driveway: gravel
Water: spring, septic

Room	Size	Floor	Level
Living Room:	23x23.5	w	1
Dining Room:	combined w/living room	w	1
Family Room:	45x30	w	1
Kitchen:	23.5x20	w	1
1 st Bedroom:	23.5x24	w	2
2 nd Bedroom:	16x11	w	2
3 rd Bedroom:	21.5x13.5	w	1
4 th Bedroom:	22x14	ww	B
1 st Bathroom:	20x10	w	2
2 nd Bathroom:	13.5x10	w	1
Laundry/Utility:	-	-	-

Other Features: 9.5x9.5 pantry, 21x11.5 library, 9.5x9.5 office, two 9.5x9.5 wine cellars, 35x13 greenhouse, 9.5x13 boiler room, 20x15 wood shed, 5.5x3.5 3rd bath, 8x22 covered deck, 8x44.5 open deck, 43x10 + 12x10 wraparound screened-in porch, 15x21 basement kitchen & living room, 14x5.5 basement utility room
Built-ins: 8x16 current pool
Furnace: wood boiler
Electric: 200 amp, breakers **Water Heater:** 50 gallon, heated by wood boiler
Other Bldgs.:

Remarks: Looking for privacy? You've found it! This very spacious 5100 sq.ft. year-round or seasonal home has a rustic appearance but modern amenities. The home features an indoor current pool/spa, attached greenhouse, one bedroom guest apartment, large rooms, wraparound screened-in porch with pastoral views, and is located on a wooded, 2 acre fenced and gated parcel located at the end of a 1/4 mile private drive. Retreat to nature, or take advantage of the entrepreneurial possibilities such as a B&B, timeshare, guest home, studio, or professional office. Located within the "Enchanted Mountains" of Cattaraugus County, you are within minutes of state parks, ski resorts, hiking & biking trails, hunting, fishing, boating, gaming & casinos, quaint Amish communities, and so much more. 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 241 (Conewango Road) between Conewango and Randolph, turn onto Pope Road and drive approximately 3/10 mile, the property 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.