



# Steiger Realty

836 King Road, Forestville, NY 14062-9773  
 Phone: (716) 934-4385 (Mon-Sat 9am-6pm EST); Fax: (716) 954-7137  
<http://www.steigerrealty.com>



## Location

**Address:** 12294 Hanover Rd., Silver Creek, NY 14136  
**County:** Chautauqua  
**Town:** Hanover  
**Schools:** Silver Creek

**Office Code:** SCH-184

**List Price: \$134,900 6 UNIT - INCOME PROPERTY**



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

## Tax & Land Information

**Approx. Taxes:** \$4329.70  
**Assessed Value:** \$113,700  
**Property ID:** 49.02-2-4  
**Lot Size:** 22.3 acres  
**Frontage:** 1471' on Blanding, 460' on Hanover  
**Zoning:** Ag/Res

## Details/Information

**Year Built:** 1900 (home)  
**Approx. SqFt.:** 1256 (home)  
**Style:** 1.5 story  
**Construction:** woodframe  
**Exterior:** ABS  
**Color:** yellow  
**Rooms:** 9  
**Bedrooms:** 5  
**Bathrooms:** 1  
**Windows:** some thermopane  
**Age of Roof:** unknown  
**Fireplace:** none  
**Insulation:** unknown  
**Attic:** crawl  
**Basement:** partial  
**Foundation:** laid up stone  
**Garage:** none  
**Garage Size:**  
**Driveway:** gravel  
**Water:** municipal, 3 septic systems

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:	14x16	v	1
Dining Room:	10x13	ww	1
Family Room:	16x14	ww	1
Kitchen:	12x7	v	1
1st Bedroom:	9x9.5	ww	1
2nd Bedroom:	6x12	ww	1
3rd Bedroom:	6x12	ww	1
4th Bedroom:	15x10.5	ww	2
1st Bathroom:	9x5	v	1
2nd Bathroom:	-	-	-
Laundry/Utility:	5x8	v	1

**Other Features:** 15x11.5 5th bedroom (ww, 2nd floor)

**Built-ins:**

**Furnace:** FHA, gas

**Electric:** 60 amp, fuses **Water Heater:** 40 gallon, gas

**Other Bldgs.:**

**Remarks:** In addition to the 1.5 story house, this property also includes five single wide mobile home rental units. The total gross income is \$2,745/month (\$445 for the house, \$440, \$410, \$420, \$565, and \$465 for the mobile homes - the monthly rent includes water.) 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:** Located just south of the intersection of Hanover and Blanding Roads (approximately 0.6 miles south of Route 20 in Silver Creek), 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.*

OUR SERVICE MAKES THE DIFFERENCE