

Location

Office Code: SCH-206

List Price: \$89,900

Address: 10 Rumsey St., Silver Creek, NY 14136
County: Chautauqua
Town: Hanover
Schools: Silver Creek Central



Subagent Commission: 2.5% - Buyer Broker Commission: 2.5%

Tax & Land Information

Approx. Taxes: \$2,571.76
Assessed Value: \$54,800
Property ID: 32.13-1-29
Lot Size: 48x148
Frontage: 48'
Zoning: 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: 1880
Approx. SqFt.: 1296
Style: 1.5 story
Construction: woodframe
Exterior: vinyl
Color: white
Rooms: 6
Bedrooms: 2+
Bathrooms: 1
Windows: thermopane
Age of Roof: 8 years
Fireplace: -
Insulation: yes
Attic: crawl
Basement: full
Foundation: block
Garage: 2 car, detached
Garage Size: 24x30
Driveway: concrete
Water: municipal, sewer

Room	Size	Floor	Level
Living Room:	21.5x15	ww	1
Dining Room:	10.5x13	w	1
Family Room:	-	-	-
Kitchen:	9.5x14	w	1
1st Bedroom:	13x7.5	ww	2
2nd Bedroom:	14.5x10	ww	2
3rd Bedroom:	-	-	-
4th Bedroom:	-	-	-
1st Bathroom:	9x6	v	1
2nd Bathroom:	-	-	-
Laundry/Utility:	9x10	c	1

Other Features: 14.5x12 play room (could be 3rd bedroom), 480 square foot rear deck
Built-ins: A/C, sump pump, Kitchenaid dishwasher, Kenmore compactor, garbage disposal, ceiling fans, track lighting, office desk, ironing board
Furnace: FHA, gas (Luxaire) w/central air
Electric: 100 amp, breakers **Water Heater:** 80 gallons, gas
Other Bldgs.:

Remarks: This home boasts the best that fine living has to offer. Completely remodeled from the foundation to the roof, this home is in brand new condition. New kitchen with Corian counter tops, new Pergo style wood floors, spacious floor plan, newly built garage and a private yard which is enclosed by top of the line, professionally installed vinyl fencing. To say that this house is in move-in condition would be an understatement! Enjoy central air, the fully lit rear deck and much more. For further information or an appointment to view this property, please contact Nathan Steiger at (716)312-4188, (716)536-8606 (cell) or via e-mail at nathan@steigerrealty.com.

Directions: From Route 5 (Howard Street) in Silver Creek, turn north onto Tew Street, then left onto Rumsey Street. The home will be 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.