

Location

Address: 12593 Alleghany Rd. Lot #29, Silver Creek, NY 14136
County: Chautauqua
Town: Hanover
Schools: Silver Creek

Office Code: SCH-211

List Price: \$58,500

Tax & Land Information

Approx. Taxes: \$N/A
Assessed Value: \$N/A
Property ID: N/A
Lot Size: N/A
Frontage: N/A
Zoning: Ag/Res



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

Details/Information

Year Built: 2008
Approx. SqFt.: 1344
Style: ranch
Construction: manufactured, woodframe
Exterior: vinyl
Color: tan
Rooms: 5
Bedrooms: 3
Bathrooms: 2
Windows: thermopane
Age of Roof: 2008
Fireplace: -
Insulation: yes
Attic: -
Basement: crawl
Foundation: piers
Garage: -
Garage Size: -
Driveway: paved
Water: municipal, 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:	18x12	ww	1
Dining Room:	-	-	-
Family Room:	-	-	-
Kitchen:	10x12	v	1
1st Bedroom:	9.5x12	ww	1
2nd Bedroom:	9x12.5	ww	1
3rd Bedroom:	13x12	ww	1
4th Bedroom:	-	-	-
1st Bathroom:	5x9	v	1
2nd Bathroom:	6x12	v	1
Laundry/Utility:	5.5x5	v	1

Other Features:

Built-ins: GE fridge, GE gas stove
Furnace: Miller FHA, gas
Electric: 100 amp, breakers **Water Heater:** 30 gallon, electric

Other Bldgs.:

Remarks: This is a brand new, 2008 28x48 Commodore Astro, located in the Sunberry Mobile Park in Silver Creek. Walk-in closets in all bedrooms, garden tub in master bath. Current lot rent is \$290/mo which includes water, sewer, garbage and snow removal. Park will allow construction of a garage. 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: Located in Sunberry Mobile Park on Alleghany Road, just a few hundred feet south of Routes 5&20. Lot #29.

Occupied: no
Possession: closing

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