

**Location**

**Address:** 1186 Scarlata Dr., Silver Creek (Hanford Bay), NY 14136  
**County:** Chautauqua  
**Town:** Hanover  
**Schools:** Silver Creek

**Office Code:** SCH-212

**List Price: \$249,900**



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

**Tax & Land Information**

**Approx. Taxes:** \$4,100  
**Assessed Value:** \$128,700  
**Property ID:** 32.12-3-7  
**Lot Size:** 110x98 (approx)  
**Frontage:** corner lot  
**Zoning:** Res

**Details/Information**

**Year Built:** 1964  
**Approx. SqFt.:** 2200  
**Style:** ranch  
**Construction:** woodframe  
**Exterior:** masonite  
**Color:** blue  
**Rooms:** 9  
**Bedrooms:** 4  
**Bathrooms:** 2  
**Windows:** casement, w/storms  
**Age of Roof:** 2 years  
**Fireplace:** two, woodburning  
**Insulation:** yes  
**Attic:** full, crawl  
**Basement:** full, finished  
**Foundation:** poured wall  
**Garage:** 2 car, attached  
**Garage Size:** 28x22  
**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
<b>Living Room:</b>	32x15	ww	1
<b>Dining Room:</b>	-	-	-
<b>Family Room:</b>	38x14	ww	B
<b>Kitchen:</b>	22x12	v	1
<b>1st Bedroom:</b>	15x14	ww	1
<b>2nd Bedroom:</b>	15x10	ww	1
<b>3rd Bedroom:</b>	14x10	ww	1
<b>4th Bedroom:</b>	18x14	ceramic	B
<b>1st Bathroom:</b>	10x9	ceramic	1
<b>2nd Bathroom:</b>	10x4	ceramic	garage
<b>Laundry/Utility:</b>	6x8	concrete	garage

**Other Features:** 6x8 front entry, 14x21 basement rec room, 9x14 basement office  
**Built-ins:** indoor charcoal grill in kitchen, dishwasher, 8 person hot tub, 27' above ground pool  
**Furnace:** HWBB, gas  
**Electric:** 150 amp, breakers **Water Heater:**  
**Other Bldgs.:** 14x18 utility/garden shed w/concrete floor

**Remarks:** From the semi-private back yard patio (complete with hot tub and 27' pool) to the full, finished basement, this home is in move-in condition, and less than 300 feet to the beach! For further information or an appointment to view this property, please contact Rick Scienza at (716)363-7090, (716)410-3400 (cell) or via e-mail at [rick@steigerrealty.com](mailto:rick@steigerrealty.com).

**Directions:** From Routes 5&20 in Irving, turn north onto Hanford Road, then take the first right (Scarlata Dr.), the home will be on your left. 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.*