

Location

Address: 11478 Bennett State Rd., Silver Creek, NY 14136
County: Chautauqua
Town: Hanover
Schools: Silver Creek

Office Code: SCH-213

List Price: \$174,900



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

Tax & Land Information

Approx. Taxes: \$TBD due to subdivision (approx. \$2,520)
Assessed Value: \$TBD due to subdivision (approx. \$84,000)
Property ID: 66.00-2-61
Lot Size: 6.048 acres
Frontage: 257.6'
Zoning: Ag/Res

Details/Information

Year Built: 2007
Approx. SqFt.: 1664
Style: modular ranch
Construction: woodframe
Exterior: vinyl
Color: beige
Rooms: 8
Bedrooms: 3
Bathrooms: 2
Windows: thermopane
Age of Roof: 2007
Fireplace: -
Insulation: fully
Attic: walk-up
Basement: full
Foundation: poured (Superior Wall)
Garage: -
Garage Size: -
Driveway: stone
Water: well, septic

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:	17x18.5	ww	1
Dining Room:	9.5x10	ww	1
Family Room:	-	-	-
Kitchen:	12.5x12	v	1
1st Bedroom:	17.5x12.5	ww	1
2nd Bedroom:	12.5x9.5	ww	1
3rd Bedroom:	12.5x9.5	ww	1
4th Bedroom:	-	-	-
1st Bathroom:	12.5x8.5	ww	1
2nd Bathroom:	8.5x5	ww	1
Laundry/Utility:	9x6	v	1

Other Features: 12.5x8.5 morning room, 4x6 foyer, 102 sq. ft. covered porch
Built-ins: A/C, GE gas stove, GE microwave, GE fridge
Furnace: FHA, gas
Electric: 200 amp, breakers **Water Heater:** 40 gallon, gas
Other Bldgs.: 12x20 garden shed

Remarks: This is a newly built modular home on a 6 acre, country lot. With a newly established lawn, it is ready for you to add your own landscaping preferences. This virtually maintenance free home is a must see! 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 20 in Silver Creek, take Burgess St., which turns into Bennett State. The home will be approximately 2.4 miles out, on your left. From Forestville, take Center St. which turns into Bennett State. The home will be approximately 2.1 miles out, 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.