

**Location**

**Address:** 11981 Old Main Rd., Silver Creek, NY 14136  
**County:** Chautauqua  
**Town:** Hanover  
**Schools:** Silver Creek

Office Code: SCH-222

List Price: \$36,900



**Tax & Land Information**

**Approx. Taxes:** \$839.46  
**Assessed Value:** \$29,800  
**Property ID:** 49.03-1-31,34  
**Lot Size:** 3.95 acres  
**Frontage:** 314' on Old Main, 75' on Route 20  
**Zoning:** Ag/Res

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

**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:** 1900  
**Approx. SqFt.:** 1744  
**Style:** 1.5 story  
**Construction:** woodframe  
**Exterior:** ABS  
**Color:** white  
**Rooms:** 9  
**Bedrooms:** 4  
**Bathrooms:** 2  
**Windows:** double hung  
**Age of Roof:** unknown  
**Fireplace:** -  
**Insulation:** some  
**Attic:** walk-in  
**Basement:** full  
**Foundation:** poured & laid up stone  
**Garage:** -  
**Garage Size:** -  
**Driveway:** gravel  
**Water:** well, septic (1996)

Room	Size	Floor	Level
Living Room:	15.5x14	hw	1
Dining Room:	16x11	hw	1
Family Room:	11.5x8	hw	1
Kitchen:	16x9.5	hw	1
1st Bedroom:	13.5x7.5	hw	1
2nd Bedroom:	11.5x9.5	hw	2
3rd Bedroom:	16x9	hw	2
4th Bedroom:	10x10	hw	2
1st Bathroom:	8x7	hw	1
2nd Bathroom:	7.5x5.5	hw	2
Laundry/Utility:	in kitchen	hw	1

**Other Features:** 13.5x7.5 office, 7.5x22 enclosed porch, 13x7.5 mud room  
**Built-ins:** -  
**Furnace:** FHA, gas  
**Electric:** 100 amp, breakers **Water Heater:** 50 gallon, gas  
**Other Bldgs.:**

**Remarks:** This home is being sold "as is" with most rooms being stripped and prepped for renovation, allowing for your own application of finishing. 4 acres and frontage on both Old Main and Route 20 provides ample space for developing this country property. 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 at the intersection of Old Main Road and Route 20, approximately 1.2 miles west of Silver Creek, 10 miles east of Fredonia. Sign in place.

**Occupied:** no  
**Possession:** closing

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