

**Location**

Office Code: SCH-224

**List Price: \$82,500 DUPLEX**

**Address:** 61 Burgess St., Silver Creek, NY 14136  
**County:** Chautauqua  
**Town:** Hanover  
**Schools:** Silver Creek



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

**Tax & Land Information**

**Approx. Taxes:** \$3,037  
**Assessed Value:** \$69,200  
**Property ID:** 49.06-4-26  
**Lot Size:** 66x250  
**Frontage:** 66'  
**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:** 1885  
**Approx. SqFt.:** 2253  
**Style:** 2 story  
**Construction:** woodframe  
**Exterior:** vinyl  
**Color:** white  
**Rooms:** 6 + 4  
**Bedrooms:** 3 + 2  
**Bathrooms:** 1 + 1  
**Windows:** thermopane  
**Age of Roof:** 15 years  
**Fireplace:** no  
**Insulation:** yes  
**Attic:** crawl  
**Basement:** partial w/bilco access  
**Foundation:** block  
**Garage:** 2 car, detached  
**Garage Size:** 22x23  
**Driveway:** concrete  
**Water:** municipal, sewer

Room	Size	Floor	Level
<b>Living Room:</b>	11x15 (l), 14x10 (u)	ww, ww	1, 2
<b>Dining Room:</b>	15x10 (u)	ww	2
<b>Family Room:</b>	13x13 (l)	ww	1
<b>Kitchen:</b>	21.5x11.5 (l), 11x9 (u)	v, v	1, 2
<b>1st Bedroom:</b>	11x13.5 (l), 9x10 (u)	ww, ww	1, 2
<b>2nd Bedroom:</b>	8.5x8 (l), 9x16 (u)	ww, ww	1, 2
<b>3rd Bedroom:</b>	8x8.5 (l)	ww	1
<b>4th Bedroom:</b>	-	-	-
<b>1st Bathroom:</b>	7x13 (l), 5x9 (u)	v, v	1, 2
<b>2nd Bathroom:</b>	-	-	-
<b>Laundry/Utility:</b>	8x5 (u)	v	2

**Other Features:** 8.5x8 landing, deck, upper and lower covered porches  
**Built-ins:**  
**Furnace:** HWBB, gas (two)  
**Electric:** 200 amp, breakers (separate) (NYSEG) **Water Heater:** 40 gallon, gas (two)  
**Other Bldgs.:**

**Remarks:** This two family home is in excellent condition and one of the finest income properties in Silver Creek! The current owner has maintained and upgraded this property over the past 38 years to include a complete remodeling both inside and out. Features include vinyl siding, thermopane windows, hot water baseboard heat, 2 car garage w/concrete floor and driveway, front covered porches for both apartments and a rear deck on the lower apartment. All this on a large village lot in a very stable residential area. Property provides many opportunities for the new owner - occupy one of the units and rent the other to pay the mortgage, or rent both units for additional income. This home would also make for a great in-law living situation. 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:** From Route 20 (Main St.) in Silver Creek, turn onto Burgess. The home will be approximately 0.4 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.*