

**Location**

**Address:** 1396 King Rd., Silver Creek, NY 14136  
**County:** Chautauqua  
**Town:** Hanover  
**Schools:** Forestville

**Office Code:** SCH-229

**List Price: \$99,900**



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

**Tax & Land Information**

**Approx. Taxes:** \$2,516  
**Assessed Value:** \$TBD  
**Property ID:** 83.00-1-30  
**Lot Size:** 10 acres  
**Frontage:** 842'  
**Zoning:** Ag/Res

**Details/Information**

**Year Built:** 1950  
**Approx. SqFt.:** 2460  
**Style:** 1.5 story  
**Construction:** woodframe  
**Exterior:** wood  
**Color:** light green  
**Rooms:** 8  
**Bedrooms:** 4  
**Bathrooms:** 2 1/3  
**Windows:** casement  
**Age of Roof:** unknown  
**Fireplace:** two  
**Insulation:** yes  
**Attic:** 40x24 walk-up  
**Basement:** full  
**Foundation:** block  
**Garage:** 2 car, att.  
**Garage Size:** 29x26  
**Driveway:** paved  
**Water:** well, septic

Floor: c = ceramic; hw = hardwood; l = linoleum; v = vinyl; w = wood; ww = wall to wall;  
 Level: b = basement; 1 = 1<sup>st</sup> floor, 2 = 2<sup>nd</sup> floor, etc. (All dimensions are rounded to nearest 1/2 foot)

Room	Size	Floor	Level
<b>Living Room:</b>	17x23	hw	1
<b>Dining Room:</b>	11.5x13	hw	1
<b>Family Room:</b>	TBD	B	concrete
<b>Kitchen:</b>	12x13	v	1
<b>1<sup>st</sup> Bedroom:</b>	15x12	hw	1
<b>2<sup>nd</sup> Bedroom:</b>	11x13	hw	1
<b>3<sup>rd</sup> Bedroom:</b>	10x12	hw	1
<b>4<sup>th</sup> Bedroom:</b>	12.5x10.5	hw	1
<b>1<sup>st</sup> Bathroom:</b>	8.5x6	c	1
<b>2<sup>nd</sup> Bathroom:</b>	5x6	c	1
<b>Laundry/Utility:</b>	in basement	concrete	B

**Other Rooms:** 7x6 foyer, family room, 11x14 basement office, 18x24 basement rec room  
**Built-ins:** dishwasher, range top, double oven  
**Furnace:** FHA, oil & wood  
**Electric:** 150 amp, fuses **Water Heater:** TBD  
**Other Bldgs.:** 30x40 outbuilding, 10x6 covered porch

**Remarks:** Being sold to settle an estate, this 2460 sq.ft. ranch, in need of only cosmetic TLC can provide a great opportunity for country living. With 10 acres, including woods, vineyard, garden area, unique pond and a large outbuilding, your outdoor ambitions can be met in one affordable package. The interior boasts a formal dining room, large living room with fireplace, master suite plus 4 bedrooms, 1.5 baths, family room with fireplace, workshop and laundry room. Attached 2 car garage and paved drive. A new roof and painting will be included in the sale. Priced to sell! 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 0.3 miles west of the intersection of Dennison Rd and King Rd., or 0.4 miles east of the intersection of Bennett State Rd. and King. 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.*