

Location

Address: 22 Monroe St., Silver Creek, NY 14136
County: Chautauqua
Town: Hanover
Schools: Silver Creek

Office Code: SCH-230

List Price: \$69,900



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

Tax & Land Information

Approx. Taxes: \$2,282.28
Assessed Value: \$52,000
Property ID: 32.14-2-24
Lot Size: 66x132
Frontage: 66'
Zoning: Res

Details/Information

Year Built: 1900
Approx. SqFt.: 1404
Style: 2 story
Construction: woodframe
Exterior: aluminum
Color: white
Rooms: 8
Bedrooms: 3
Bathrooms: 1
Windows: thermopane
Age of Roof: unknown (newer)
Fireplace: -
Insulation: yes
Attic: crawl
Basement: full w/exterior access
Foundation: block & poured
Garage: -
Garage Size: -
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
Living Room:	16.5x12	ww	1
Dining Room:	13x12	c	1
Family Room:	-	-	-
Kitchen:	11x12	c	1
1st Bedroom:	11x12	ww	2
2nd Bedroom:	8.5x13	ww	2
3rd Bedroom:	12x13	ww	2
4th Bedroom:	-	-	-
1st Bathroom:	7x12	c	2
2nd Bathroom:	-	-	-
Laundry/Utility:	in basement	concrete	B

Other Rooms: 4.5x9 mudroom/side entry, 12x12 rear deck
Built-ins: Frigidaire fridge, Frigidaire dishwasher, Tappan gas stove, ceiling fans in all bedrooms, dining room and kitchen
Furnace: FHA, gas
Electric: 150 amp, breakers **Water Heater:** 40 gallon, gas
Other Bldgs.: -

Remarks: This recently remodeled home is in move-in condition. Brand new flooring throughout - ceramic tile in the kitchen, dining room and bathroom with new wall-to-wall carpeting everywhere else. Completely repainted in 2010, inside and out. For further information or an appointment to view this property, please contact Nathan Steiger at (716) 536-8606 or via e-mail at nathan@steigerrealty.com.

Directions: From Route 5, turn onto Monroe St., the home is near the Hanover Rd. intersection. From Route 20, turn north onto Hanover St., then when Hanover St. ends, turn left, the home will be on your right. 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.