



# Steiger Realty

836 King Road, Forestville, NY 14062  
 Phone: (716) 934-4385; Fax: (716) 954-7137  
<http://www.steigerrealty.com>



## Location

**Address:** 8428 Route 83, South Dayton, NY 14138  
**County:** Chautauqua  
**Town:** Villenova  
**Schools:** Pine Valley

Office Code: SDV-46

List Price: \$110,000

## Tax & Land Information

**Approx. Taxes:** \$6,322  
**Assessed Value:** \$98,090 (183,918.75 fmv)  
**Property ID:** 187.00-1-3,5,7  
**Lot Size:** 1.6 acres  
**Frontage:** 268'  
**Zoning:** Ag/Res



Broker Agent Commission: 3% - Buyer Broker Commission: 3%

## Details/Information

**Year Built:** 1991  
**Approx. SqFt.:** 2100  
**Style:** 2 story  
**Construction:** woodframe  
**Exterior:** vinyl  
**Color:** white  
**Rooms:** 9  
**Bedrooms:** 3  
**Bathrooms:** 2  
**Windows:** thermopane  
**Age of Roof:** 26 years  
**Fireplace:** -  
**Insulation:** yes  
**Attic:** crawl  
**Basement:** full  
**Foundation:** poured wall  
**Garage:** -  
**Garage Size:** -  
**Driveway:** gravel  
**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
<b>Living Room:</b>	19x15	w	1
<b>Dining Room:</b>	15.5x13.5	w	1
<b>Family Room:</b>	-	-	-
<b>Kitchen:</b>	20x18	w	1
<b>1st Bedroom:</b>	12.5x10.5	w	1
<b>2nd Bedroom:</b>	19.5x11	w	2
<b>3rd Bedroom:</b>	12x11	w	2
<b>4th Bedroom:</b>	-	-	-
<b>1st Bathroom:</b>	11x6	w	1
<b>2nd Bathroom:</b>	9x6	w	2
<b>Laundry/Utility:</b>	12.5x9.5	w	

**Other Rooms:** 9.5x9 office, 9.5x7 storeroom, 17.5x8 landing  
**Built-ins:** dishwasher, washer, dryer, range, oven  
**Furnace:** geothermal heat pump  
**Electric:** 200 amp, breakers **Water Heater:** 80 gallon  
**Other Bldgs.:** 12x10 greenhouse

**Remarks:** This is a NYSE-STAR energy efficient home with geothermal heating, hot water and air conditioning system. The home has no floor coverings, allowing the new owner to customize the home to their own preference without having to remove the existing floor coverings first. With 3 bedrooms, 2 full baths, a large kitchen, formal dining room, office and large storage room, this home provides for very convenient living space. Some trim is needed to be finished, which the current owner is working to complete. The full, dry basement could be finished to provide additional living space. Located close to the new Cockaigne ski resort, the Amish and art trails as well as the Dunkirk/Fredonia area. This rural property offers great potential to the right buyer! For further information or an appointment to view this property, please contact Milton Steiger at (716) 679-8277 (cell) or via e-mail at [milt@steigerrealty.com](mailto:milt@steigerrealty.com).

**Directions:** The home is located approximately 300 feet from the intersection of Route 83 and Route 322 (Balcom's Corners)

**Occupied:** yes  
**Possession:** closing

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