

**** The Information Contained Herein Is Approximate - Buyer Should Verify ****

Western New York MLS

07/09/07 03:47 PM



TWO, THREE, FOUR UNIT RESIDENTIAL

ML# **280963** Area **202 /HERTEL** Status **S** LP \$ **129,900**
 Address **159 SHOSHONE** Zip Code **14214** Tran **SALE**
 Township **NORTH BUFFALO** County **ERIE** ListType **ER**
 SubDivision School **BUFFALO**
 CrossSt **TACOMA** Lot Size **45X107** Sq Ft **2,748**
 Tax Id **140200-079-530-0003-033-000** Zoning **R2**
 Est Tax \$ **2,500** STAR Exemption \$ YrBlt **/1935**

GENERAL INFORMATION

Type **2UNIT** LotShape # Stories **2.000** TotalUnits **2**
 Basement **FULL** Attic **FULL** # Beds in Largest Unit **2** # of Leases **2**
 Garage **2.00** Parking **2+SPACE** Driveway **BLCKTOP** RoadFrontage
 RentalIncl **WATER /PARKING** Rent Control
 Radon Test **N**

Remarks: **UPDATED,MAINT-FREE DBLE!*BRICK & ALUM SIDED*2 NEWER DUMB BROTHERS*UPD ELEC & PLUMBING*GLS
 BLOCK*ALMOST ALL NEW WINDOWS*NEWER ROOF*2 CAR GAR W/ ALUMINAL PARKING FOR 4 CARS*LOWER UNIT HAS
 HDWD FLRS*WBFPL*MODERN CT KIT & BATH*TALL C-LINGS AND GREAT ROOM SIZES*SHARP DECORE*UPPER UNIT HAS
 NATURAL WOODWORK*WBFPL*MODERN KIT & BATH*SHARP DECORE*GRANITE COUNTERS*NATURAL LIGHT*FULL
 ATTIC*BASEMENT STORAGE*INSULATED***

Directions: **FROM HERTEL OR TACOMA TO SHOSHONE**

UNIT INFORMATION AND ADDITIONAL FEATURES

U#	#Bed	#Bath	Living	Dining	Kitchen	1Bed	2Bed	3Bed	Rent	Deposit	Adv Rnt	Int	PEX
U1	2	1	18X17	14X12	10	15X11	14X12		\$680	\$650	\$0	N	N
AptDsc	FRMLDIN /LIVINGRM /FRMLDIN						Lease Available			N	Type Of Tenancy		LEAS /06/30/
U2	2	1	18X17	14X12	17X10	15X11	14X12		\$630	\$600	\$0	N	N
AptDsc	LIVINGRM /FRMLDIN /FRMLDIN			EATING			Lease Available			N	Type Of Tenancy		LEAS /05/31/
U3													
AptDsc							Lease Available				Type Of Tenancy		
U4													
AptDsc							Lease Available				Type Of Tenancy		
Kitch Appl Inc	ALLAPTS /GAS-OVEN /REFRIG												

Equip Appl Inc **SEPHKUP /SMKDETBT /CABLEAVL**

Floors **CERAM-SOME /HRDWD-SOME /VINYL-SOME /W/W-SOME**

InteriorFeatures **220PLUG /CODETECTOR /COPPR-SOME /CRBRK-SOME /LEADPNTUNK /NATWW-SOME**

Fireplace **WOODBURN /NOTRTC** Handicap

ExterFeature **PARTFENC**

Exterior Desc **BRICK /ALUM** Lot Location **NEARBUS**

UTILITIES --- SHOW/PHOTO --- ADDITIONAL INFORMATION

Heat/Cool **HOTWATER** Sewer **CONNECTN**
 Heat Fuel **GAS** Water Heat **GAS** Water **PUBCONN** Home Warranty **N**
 Utilities Showing **ELOCKBOX /TENOCPPD** Photo Extra Photo
 Heating Units **2** Gas Meters **2** House Gas Elec Meters **2** House Elec Exclusions **N**
 Property Disclosure Avail Possession **TOBEAGRD**