

**Western New York MLS**

**10/18/05 11:29 AM**

**Condo & Townhouse**



ML# **242669** Area **2104 /WMSVL-N** Status **P** LP\$ **149,500**  
 Address **184 Wedgewood #184** Zip Code **14221** LstType **ER** Tran **SALE**  
 CrossSt **Hopkins** SqFt **1,474** Lot Size **0x0**  
 CN **Wedgewood** Assoc. Fee\$ **250** Road Frontage  
 Township **Amherst** School **Williamsville Cent** YrBlt **/1981**  
 Assessed Value \$ **86,700** Estimated Taxes \$ **2,623**  
 County **ERIE** Tax Id

**GENERAL INFORMATION**

BldgType **CONDO /TOWNHSE** Garage **DETACH** GarUnit# **184** UnitFlrLevel  
 UnitStyle **2LEVELS** Park **OPEN** # Bedrooms **2** # Full Baths **2** # Half Baths **1**  
 Basement **FULL** Attic **CRAWL** Studio ProspectusAvail **Y**  
 Rooms **1FLRLND /FOYER /LIVING /MSTRBTH**  
 Dining **EAT-IN**  
 Liv Room Fl# **1** LivRm AppxDim **16x12** 1st BdRmFl# **2** 1stBd AppxDim **15x13** #FB(1st Flr) **0** #HB(1st Flr) **1**  
 Din Room Fl# **1** DinRm AppxDim **13x10** 2ndBdRmFl# **2** 2ndBd AppxDim **15x12** #FB(2nd Flr) **2** #HB(2nd Flr)  
 Kit Fl# **1** Kit AppxDim **12x11** 3RdBdRmFl# 3rdBd AppxDim #FB(3rd Flr) #HB(3rd Flr)  
 Fam Fl# FamRm AppxDim 4thBdRmFl# 4thBd AppxDim

Remarks: **Move right, fabulous Townhouse with beautiful private parklike view. Spacious thru-out, chaming living rm w/fireplace, wonderful eating area, bright kitchen with all appliances opens to private courtyard setting, 1st flr laundry, updated carpet & furnace, great closet space, 2.5 car garage, full basement. Carefree lifestyle plus tennis and pool. Pets allowed with Board approval**

Directions: **Hopkins to Cimarand to Wedgewood**

**ADDITIONAL FEATURES**

Appliance **DISHWSHR /DISPOSAL /DRYER /ELECOVE /MICR /AV /REFRT /WASHER**  
 Fireplace **1/GAS /WOODBURN /NOTRTC**  
 Floors **CERAM-SOME /VINYL-SOME /W/W-SOM**  
 Interior **220PLUG /BLNDS-SOME /COPPR-SOME /CRBRK-SOME**

Exterior Feature **GAROPEN /PATIO**  
 Exterior Desc **BRICK**  
 Amenities **CABLE /CLUBHSE /PETSPOSS /POOL /TENNISCT**

Handicap  
 Lot Location **OTHER**

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

Heat/Cool **CENTRLAC /FORCDAIR** Sewer **CONNECTN**  
 Heat Fuel **GAS** Water Heat **GAS** Water **PUBCONN**  
 Utilities Possession **ATCLOSNG** Exclusions **N**  
 Showing **ELOCKBOX** Photo **TAKE** Extra Photo  
 Home Warranty **N** Property Disclosure Avail **N** Radon Test **Y**

MLS Information deemed reliable but not guaranteed.