

**Listing Information Presented by:****Ellen Warner**

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Email: [ewarner@realtyusa.com](mailto:ewarner@realtyusa.com)Website: [www.ellen-warner.com](http://www.ellen-warner.com)**402/ BIDWELL****18 SAYBROOK****\$349,900**

Ref #: 265570

**Estimated Taxes: \$<sup>0</sup>****County:** Erie**Bedrooms:** 3**Full Baths:** 3**Half Baths:** 1**Year Built:** /1910**School:** OLMSTEAD/BUFFALO**SqFt:** 2,136**Lot Size:** 40XIRR**Type:** Existing**#Stories:** 3.00**#Fireplaces:****Driveway:** CONCRET**Dining:** Formal Dining Room**Fireplace:** As Is-Not Represented to Code /N/D**Exterior Desc:** Brick & Frame /Cedar**Floors:** Ceramic Floors-Some /Hardwood Floors-!**Style:** Traditional**Garage:** 2,000 Detached Garage**Basement:** Full Basement /Finished Basem**Sewer:** Sanitary Sewer Connection**Utilities:****Heat/Cool:** Forced Air**Water:** Public Water Connection

THIS WELL MAINTAINED, TRADITIONAL BRICK AND CEDAR SHINGLE, SIDE ENTRANCE COLONIAL IS LOCATED ON ONE OF BUFFALO'S FINEST STREETS. FRENCH DOORS LEAD FROM THE LIVING ROOM TO THE FRONT PORCH. A LARGE EAT IN KITCHEN HAS NUMEROUS CABINETS AND PLENTY OF COUNTER SPACE. TWO SECOND FLOOR CERAMIC BATHS ARE TOTALLY REDONE. THE THIRD FLOOR HAS TWO FINISHED ROOMS PLUS A FULL BATH. COPPER WATER LINES RUN TO ALL BATHS AND KITCHEN. A HOME OFFICE IN THE BASEMENT HAS A SEPARATE ENTRANCE. PROPERTY INCLUDES 2+ CAR GARAGE, AN ADD'L LOT BEHIND GARAGE AND A LOVELY PERENNIAL GARDEN W/PATIO.

**Exterior Feature:**

Cable Available /Garage Door Opener(S) /Open Porch /Partially Fenced Ya

**Interior:**

220 Plug /Window Blinds - Some /Carbon Monoxide Detector /Copper Plur

**Appliances:**

Trash Compactor /Dishwasher /Electric Oven/Range /Jennaire Type

**Rooms:**

Den/Office/Study/Library /Foyer/Entry Hall /Master Bedroom Bath

**Directions:**

CHAPIN OR DELAWARE TO SAYBROOK.

