

**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)**2102/ WMSVL****260 Patrice****\$155,000**

Ref #: 277293

**Estimated Taxes:** \$ 5457**County:** Erie**Bedrooms:** 3**Full Baths:** 1**Half Baths:** 1**Year Built:** /1968**School:** Williamville**SqFt:** 1,851**Lot Size:** 75x125**Type:** Existing**Style:** Split Level**#Stories:** 2.00    **#Fireplaces:****Garage:** 2.500 /Attached Garage**Driveway:** CONCRET**Basement:** Full Basement /Partially Finish**Dining:** Eat-In Kitchen /Formal Dining Room**Fireplace:****Sewer:** Sanitary Sewer Connection**Exterior Desc:** Vinyl**Utilities:****Floors:** Vinyl Floors-Some /Wall to Wall Carpeting**Heat/Cool:** Central Ac /Forced Air**Water:** Public Water Connection

Impeccably maintained Dana Heights home. Numerous updates (all within 10 years)- all new windows, vinyl siding, roof, kitchen floor, counters and sink, new carpeting throughout, vented glass block windows (garage & basement) brick patio w/built in gas grill. All appliances stay. Master bedroom has double closets. Furnace and AC are 7 yrs old. Dressing table built in to bath. Crown molding living, dining & family rms.

**Exterior Feature:**

Fully Fenced Yard /Garage Door Opener(S) /Patio

**Interior:**

220 Plug /Attic Fan /Window Blinds - Some /Copper Plumbing - Some

**Appliances:**

Dishwasher /Disposal /Dryer /Electric Oven/Range

**Rooms:**

Basement Rec Room /Family Room /Foyer/Entry Hall /Living Room

**Directions:**

Maple to Patrice



-- INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED --

02/05/07

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