

Western New York MLS

10/15/07 09:40 AM



Condo & Townhouse

ML# **296353** Area **404 /ELMBRYNT** Status **A** LP\$ **437,400**
 Address **301 W Utica #201** Zip Code **14222** LstType **ER** Tran **SALE**
 CrossSt **Elmwood** SqFt **2,187** Lot Size **0x0**
 CN **Elmwood Village** Assoc. Fee\$ **286** Road Frontage
 Township **Buffalo** School **Buffalo pub & priv** YrBlt **UC /2008**
 Assessed Value \$ **437,400** Estimated Taxes \$ **12,168** STAR Exemption
 County **ERIE** Tax Id

GENERAL INFORMATION

BldgType **CONDO /TOBE-BLT** Garage **ATTACH** GarUnit# UnitFlrLevel **2**
 UnitStyle **1LEVEL** Park # Bedrooms **3** # Full Baths **2** # Half Baths **1**
 Basement **NONE** Attic **NONE** Studio **N** ProspectusAvail **Y**
 Rooms **1FLRBED /1FLRLND /GREATRM /MSTRBTH**
 Dining **BRKBAR /FORMAL**
 Liv Room Fl# **1** LivRm AppxDim **23x19** 1st BdRmFl# **1** 1stBd AppxDim **15x13** #FB(1st Flr) #HB(1st Flr)
 Din Room Fl# **1** DinRm AppxDim **14x13** 2ndBdRmFl# **1** 2ndBd AppxDim **14x12** #FB(2nd Flr) #HB(2nd Flr)
 Kit Fl# **1** Kit AppxDim **14x10** 3RdBdRmFl# **1** 3rdBd AppxDim **19x13** #FB(3rd Flr) #HB(3rd Flr)
 Fam Fl# FamRm AppxDim 4thBdRmFl# 4thBd AppxDim

Remarks: **To be built! Fabulous new construction! Upscale condo living in Elmwood Village! 1/2 block walk to Elmwood Village shopping & restaurants. Top quality construction w/generous allowances. Interior decorator services available. All units include 3-sided fireplace, master suite w/walk-in closet, Jacuzzi tub, kitchen w/granite countertops & breakfast bar, formal din rm, in-unit laundry. Other features include: secure storage, elevator, secure underground parking, central air, large private balcony. Expected occupancy date - late 2008. This unit features 3rd bdrm or den. Other plans available.**

Directions:

Virtual Tour: <http://www.johnsonandsons.com/elmwood-village/>

ADDITIONAL FEATURES

Appliance **OTHER /MICROWAV /COMPACTR /DISHWSHR /DISPOSAL /ELECOVEN /OVEN-BI**
 Fireplace **1/GAS**
 Floors **CERAM-SOME /HRDWD-SOME /W/W-SOME**
 Interior **220PLUG /CODETECTOR**
 Exterior Feature **DECK/BAL /SLIDNGDR**
 Exterior Desc **BRICK /OTHER**
 Amenities **ELEVATOR**
 Handicap
 Lot Location **NEARBUS /OTHER**
 Services Incl. **BDGMINT/ CMNHT/CL/ CMNMINT/ MSTRINSR/ RESERVE/ SNOW/ TRASH/ WTR/SWR/ OTHER**

UTILITIES - SHOW/PHOTO - ADDITIONAL INFORMATION

Heat/Cool **CENTRLAC /RADIANT** Sewer **CONNECTN**
 Heat Fuel **GAS** Water Heat **GAS** Water **PUBCONN**
 Utilities Possession **ATCLOSNG** Exclusions **N**
 Showing **VACANT** Photo **SUBMITTD** Extra Photo
 Home Warranty **N** Property Disclosure Avail **EXE** Radon Test **N**

MLS Information deemed reliable but not guaranteed.