

## Western New York MLS

10/15/07 02:20 PM



## Condo &amp; Townhouse

ML# **296360** Area **404 /ELMBRYNT** Status **A** LP\$ **552,400**  
 Address **301 W Utica #301** Zip Code **14222** LstType **ER** Tran **SALE**  
 CrossSt **Elmwood** SqFt **2,762** Lot Size **0x0**  
 CN **Elmwood Village** Assoc. Fee\$ **362** Road Frontage  
 Township **Buffalo** School **Buffalo pub & priv** YrBlt **UC /2008**  
 Assessed Value \$ **552,400** Estimated Taxes \$ **15,368** STAR Exemption  
 County **ERIE** Tax Id

## GENERAL INFORMATION

BldgType **CONDO** Garage **ATTACH** GarUnit# UnitFlrLevel **3**  
 UnitStyle **2LEVELS** Park # Bedrooms **3** # Full Baths **3** # Half Baths **1**  
 Basement **NONE** Attic **NONE** Studio **N** ProspectusAvail **Y**  
 Rooms **1FLRBED /1FLRLND /DEN/OFF /FAMILY /GREATRM /LIVING**  
 Dining **BRKBAR /FORMAL**  
 Liv Room Fl# **1** LivRm AppxDim **23x19** 1st BdRmFl# **1** 1stBd AppxDim **15x13** #FB(1st Flr) **2** #HB(1st Flr) **1**  
 Din Room Fl# **1** DinRm AppxDim **14x13** 2ndBdRmFl# **1** 2ndBd AppxDim **14x12** #FB(2nd Flr) **1** #HB(2nd Flr)  
 Kit Fl# **1** Kit AppxDim **14x10** 3RdBdRmFl# **2** 3rdBd AppxDim **13x13** #FB(3rd Flr) #HB(3rd Flr)  
 Fam Fl# **2** FamRm AppxDim **19x13** 4thBdRmFl# 4thBd AppxDim

Remarks: **To be blt! Fabulous new construction! Upscale condo living in Elmwood Village! 1/2 block walk shopping & restaurants. Top quality construction w/generous allowances. Interior decorator services avail. All units incl 3-sided fpic, master ste w/walk-in closet, Jacuzzi tub, kit w/granite countertops & breakfast bar, formal din rm, in-unit laundry. Other features incl: secure storage, elevator, secure underground parking, central air, lrg private balcony. Expected occupancy date - late 2008. This unit features 2nd floor loft w/gallery, 19x13 den, bdrm w/full bath & 28x14 rooftop terrace.**

Directions: **Elmwood to West Utica**

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

## ADDITIONAL FEATURES

Appliance **OTHER /DISHWSHR /COMPACTR /DISPOSAL /ELECOVEN /MICROWAV /OVEN-BI**

Fireplace **1/GAS**

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

Interior **220PLUG /CATHCEILNG**

Exterior Feature **DECK/BAL /OPNPORCH**

Exterior Desc **BRICK /OTHER**

Amenities **ELEVATOR /OTHER**

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 **N**

Radon Test **N**

MLS Information deemed reliable but not guaranteed.