

Western New York MLS

02/21/08 01:07 PM



Condo & Townhouse

ML# **299960** Area **404 /ELMBRYNT** Status **A** LP\$ **546,600**
 Address **301 W Utica #303** Zip Code **14222** LstType **ER** Tran **SALE**
 CrossSt **Elmwood** SqFt **2,588** Lot Size **0x0**
 CN **Elmwood Village** Assoc. Fee\$ **358** Road Frontage
 Township **Buffalo** School **Buffalo pub & priv** YrBlt **UC /2008**
 Assessed Value \$ **546,600** Estimated Taxes \$ **13,022** STAR Exemption
 County **ERIE** Tax Id

GENERAL INFORMATION

BldgType **CONDO /TOBE-BLT** Garage **ATTACH** GarUnit# UnitFlrLevel **3**
 UnitStyle **2NDFLR** Park **OPEN** # Bedrooms **3** # Full Baths **3** # Half Baths **1**
 Basement **NONE** Attic **NONE** Studio **N** ProspectusAvail **Y**
 Rooms **1FLRBED /1FLRLND /FOYER /GREATRM /MSTRBTH /DEN/OFF /FAMILY**
 Dining **BRKBAR /EAT-IN /FORMAL**
 Liv Room Fl# **1** LivRm AppxDim **20X19** 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# **1** 4thBd AppxDim **19X13**

Remarks: **To be built! Fabulous new construction! Upscale condo living in Elmwood Village! 1/2 block walk to Elmwood Village shops & dining. Top quality construction, generous allowances. Decorator service available. 3rd floor units include loft w/gallery, bdrm cath ceiling, rooftop terrace, 2-sided fplc, master w/Jacuzzi, kitchen w/granite, brkfst bar, formal din rm, in-unit laundry. Assigned secure parking under bldg plus additional off-street parking, C/A, radiant heat. Energy efficient LEED design. Other floor plans avail. Prices starting at \$250,000. Early 2009 occupancy.**

Directions: **Elmwood to W. Utica.**

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

ADDITIONAL FEATURES

Appliance **COMPACTR /DISHWSHR /DISPOSAL /OVEN-BI /REFRIG**
 Fireplace **1/GAS**
 Floors **CERAM-SOME /HRDWD-SOME /W/W-SOME**
 Interior **CODETECTOR /CRBRK-SOME**
 Exterior Feature **DECK/BAL /GAROPEN**
 Exterior Desc **BRICK**
 Amenities **ELEVATOR /INDSTORG**
 Handicap
 Lot Location **NEARBUS**
 Services Incl. **BDGMINT/ CMNHT/CL/ CMNMAINT/ MSTRINSR/ RESERVE/ SNOW/ TAX&INSR/ TRASH**

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.