Listing Information Presented by:

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1003/ EVANS **326 Lakeside** **$649,000**

Ref #: 288146

Estimated Taxes: $ 8194

County: Erie

Bedrooms: 4

Full Baths: 2

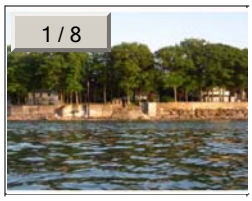
Half Baths: 0

Year Built: /1932

School: Lakeshore

SqFt: 2,488

Lot Size: 120x227



Type: Existing

Style: Traditional

#Stories: 2.00 **#Fireplaces:** 1

Garage: 1.500 /Detached Garage

Driveway: GRAVEL

Basement: Partial Basement

Dining: Formal Dining Room

Fireplace: Woodburning Fireplace /NOTRT

Sewer: Sanitary Sewer Connection

Exterior Desc: Cedar /Shake Shingle

Utilities:

Floors: Hardwood Floors-Some /Wall to Wall Car

Cool: Forced Air

Water: Public Water Available /Public

SOLD

Classic year-round American Lakeshore home/summer retreat. 120' wooded lake frontage. Quiet road. Stone retaining wall/stairs to shore, boat launch w/ power lift mooring. Sweeping views of sunrise AND sunset over water, Grandview Bay & Canada. Manicured grounds. Bright, airy home w/ 2-story stone fireplace, hdwd flrs, nat.woodwork, beamed cathedral ceilings, updated mechanicals, newer Pella windows. French doors to front marble patio & rear terrace w/UV filter roof. Deck & lookout at water's edge.

Exterior Feature:
Deck /Garage Door Opener(S) /Open Porch /Patio

Interior:
220 Plug /Cathedral Ceiling /Circuit Breakers - Some /Drapes - Some

Appliances:
Dishwasher /Disposal /Dryer /Electric Oven/Range

Rooms:
Florida Room /Great Room /Loft

Directions:
Follow Rte 5 to Lake St.(22 mi from Bflo Skyway ent) Right onto Lake St. Left onto Lakeshore. Right on Lakeside.

-- INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED --

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