

**Listing Information Presented by:**

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**204/ CENTPARK**

**349 Woodbridge Ave.**

**\$429,900**

Ref #: 276034  
**Estimated Taxes:** \$ 8000  
**County:** Erie  
**Bedrooms:** 4  
**Full Baths:** 2  
**Half Baths:** 1  
**Year Built:** /1920  
**School:** Buffalo Public/Pri  
**SqFt:** 2,690  
**Lot Size:** 56x165



**Type:** Existing      **Style:** Colonial  
**#Stories:** 2.00      **#Fireplaces:** 1      **Garage:** 2,000 /Detached Garage  
**Driveway:** CONCRET      **Basement:** Basement  
**Dining:** Formal Dining Room /Center Island  
**Fireplace:** As Is-Not Represented to Code      **Sewer:** Tertiary Sewer Connection  
**Exterior Desc:** Clap Board      **Utilities:**      **Water:** Public Water Connection  
**Floors:** Ceramic Floors-Some Hardwood Floors-!      **Cool:** Hotwater Heat /Radiant



New Price! Classic Colonial. This home boasts wonderful updates w/no expense spared, which include gourmet kitchen w/hand painted tile, Viking Thermador & subzero appliances, Corian counter Italian tile floor w/radiant heat also in family room, den & master bedroom. Generous family room addition w/wood mode cabinetry, French doors & wet bar. Large bedrooms, master bedroom has lovely full bath & walk in California closet addition. Exterior paint 2006, tear off roof 2001, Majestic pool w/newer liner, cover 2004. Professionally landscaped grounds. Additions add over 600 sq. ft.

**Exterior Feature:**  
 Cable Available /Deck /Fully Fenced Yard /Inground Pool

**Interior:**  
 220 Plug /Window Blinds - Some /Copper Plumbing - Some /Circuit Breaker

**Appliances:**  
 Dishwasher /Disposal /Gas Oven/Range /Refrigerator

**Rooms:**  
 Den/Office/Study/Library /Foyer/Entry Hall /Living Room /Master Bedroom

**Directions:**  
 Starin Ave. or Parkside Ave. to Woodbridge Ave.



-- INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED --

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