

**Listing Information Presented k****Ellen Warner**

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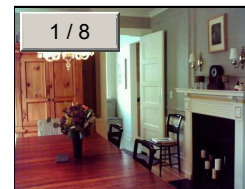
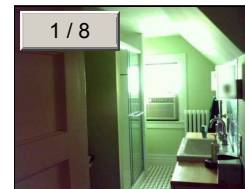
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**402/ BIDWELL****41 SAYBROOK****\$349,900**

Ref #: 250566

**Estimated Taxes:** \$ 7162**County:** Erie**Bedrooms:** 4**Full Baths:** 2**Half Baths:** 2**Year Built:** /1911**School:** Buffalo**SqFt:** 2,356**Lot Size:** 40X110.**Type:** Existing**#Stories:** 2.00**#Fireplaces:****Driveway:** CONCRET**Dining:** Eat-In Kitchen /Formal Dining Room**Fireplace:** As Is-Not Represented to Code**Exterior Desc:** Cedar /Stucco**Heat/Cool:** Hotwater Heat**Water:** Public Water Connection

Stunning classic colonial in impeccable condition on sought-after street. Neutral decor throughout, crown molding. Updated kitchen w/large pantry/breakfast rm, newer storms, fabulous garden, partially fenced yard w/flagstone patios. Alarm system, wall sconces, 2 staircases, stunning leaded windows, redone wood floors, updated lighting. Extra 292 sq ft on finished 3rd floor with den/office, fam rm & full bath.

**Exterior Feature:**

Cable Available /Garage Door Opener(S) /Open Porch /Patio

**Interior:**

220 Plug /Copper Plumbing - Some /Circuit Breakers - Some /Drapes - Sor

**Appliances:**

Dishwasher /Disposal /Gas Oven/Range /Refrigerator

**Rooms:**

Den/Office/Study/Library /Foyer/Entry Hall /Living Room /Possible Addition

**Directions:**

Delaware or Chapin to Saybrook.

-- INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED --

06/14/06

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