

Listing Information Presented by:

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2101/ SNYDER

44 Koster Row

\$379,900

Ref #: 305591
Estimated Taxes: \$9723
County: Erie
Bedrooms: 5
Full Baths: 3
Half Baths: 1
Year Built: /1929
School: Amherst
SqFt: 3,210
Lot Size: 70 x 177



Type: Existing **Style:** Tudor
#Stories: 3.00 **#Fireplaces:** 1 **Garage:** 2,000 /Attached Garage
Driveway: BLCKTOP /Parking Area **Basement:** Basement
Dining: Formal Dining Room /Breakfast Room
Fireplace: Woodburning Fireplace /RTC **Sewer:** Secondary Sewer Connection
Exterior Desc: Brick **Utilities:** Gas /Electric /Water
Floors: Hardwood Floors-Some Wall to Wall Carpet **Heat/Cool:** Central Ac /Baseboard Heat
Water: Public Water Connection

Classic center-entrance in prestigious neighborhood. Open floor plan. Natural wood floors, stairs, trim & hallways. Two-story foyer. Slate roof. Addtl parking for 2 cars. Private flagstone patio. Gazebo. 11 ft exposed brick wall, skylight & oversized wood French doors. Family & living rooms. Sunken living room w/ classic stone fireplace. Corian countertops. Addtl desk space in kitchen. Water filter. Recessed lighting. Finished BR and full bath on 3rd floor - NOTRTC. AC in 2nd & 3rd fl bdrms. Addtl changing area in mstr. Laundry area & glass block in bsmt. Custom wood storms for all windows

Exterior Feature:

Patio /Partially Fenced Yard

Interior:

Window Blinds - Some /Copper Plumbing - Some /Circuit Breakers - Some

Appliances:

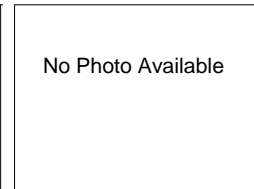
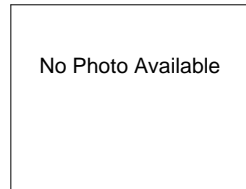
Trash Compactor /Dishwasher /Disposal /Microwave

Rooms:

Family Room /Foyer/Entry Hall /Living Room /Master Bedroom Bath

Directions:

Main Street to Koster Row, 5 houses from Main on Left




-- INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED --

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Select the property to view:

◀ 44 Koster Row ▼ ▶

 Adjust Page Margins to smallest settings for best printing results.



SOLD