

A Property for Your Consideration...

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**2103/ WOODSTRM**

**55 HALLMARK**

**\$275,000**

Ref #: 233699

**Subdivision:**

**County:** Erie

**Bedrooms:** 2

**Full Baths:** 2

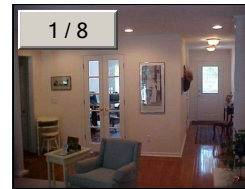
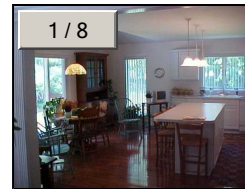
**Half Baths:**

**Year Built:** /1999

**School:** WILLIAMSVILLE

**SqFt:** 2,010

**Lot Size:** 45X131



**Type:** Existing

**Style:** Ranch

**#Stories:** 1.00

**#Fireplaces:**

**Garage:** 2.000 /Attached Garage

**Driveway:** CONCRET

**Basement:** Full Basement

**Dining:** Eat-In Kitchen /Formal Dining Room

**Floors:** Ceramic Floors-Some /Hardwood

**Fireplace:** Gas Fireplace

**Handicap:** Accessible Entrance

**Exterior Desc:** Brick /Brick & Frame

**Lot Location:** Cul-De-Sac /Wooded Lot

**Heat/Cool:** Central Ac /Humidifier

**Sanitary Sewer:** Sanitary Sewer Connection

**Water:** Public Water Connection

**Utilities:**

SOLD

CUSTOM RANCH ON A QUIET CUL-DE-SAC, SHORT WALK TO BASSET PARK. PROFESSIONALLY LANDSCAPED, COVERED FRONT PORCH, DECOR TASTEFULLY DONE, 2 MASTER BEDROOMS EACH W/ BATH W/VAULTED CEILING. 2 SKYLIGHTS ENCLOSED DINING RM, GREAT RM FPLC, HDWD FLRS/HALL/DIN/KIT. SUNNY WHITE KIT W/VAULTED CEILINGS, LARGE ISLAND W/SEATING. FIRST FLOOR LAUNDRY W/CABINETS, 8' BSMT W/PAINTED FLOORS & SINK. LARGE DECK, SPRINKLER SYSTEM. WASHER & DRYER NEGOTIABLE.

**Exterior Feature:**

Deck

**Interior:**

Window Blinds - Some /Cathedral Ceiling /Carbon Monoxide Detector /Cop

**Appliances:**

Dishwasher /Disposal /Electric Oven/Range /Gas Oven/Range

**Rooms:**

1st Floor Bedroom /Master Bedroom Bath

MAPLE RD TO ST. GREGORY CT TO BASSET RD, RIGHT ON HALLMARK CT.