

Listing Information Presented by:**Ellen Warner**

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Ref #: 268214

Estimated Taxes: \$ 11903**County:** Erie**Bedrooms:** 6**Full Baths:** 4**Half Baths:** 2**Year Built:** /1922**School:** Buffalo Public**SqFt:** 5,391**Lot Size:** 60x225**Type:** Existing**#Stories:** 3.00 **#Fireplaces:** 6**Driveway:** BLCKTOP /Circular Driveway**Dining:** Breakfast Bar /Country Kitchen**Fireplace:** Woodburning Fireplace /NOT RTC**Exterior Desc:** Brick**Floors:** Ceramic Floors-Some /Hardwood Floors-!**Style:** Colonial /Traditional**Garage:** 3,000 Detached Garage**Basement:** Finished Basement /Full Basem**Sewer:** Sanitary Sewer Connection**Utilities:****Heat/Cool:** Hotwater Heat**Water:** Public Water Connection

Incomparable elegance. Magnificent woodwork throughout. Generous room sizes, 6 fireplaces some with remote starters, in-ground sprinklers, in-ground pool, butler's pantry, central vac, alarm system, intercom, basement workshop and rec rm, slate roof. Master suite has separate dressing room that could function as a nursery with numerous built ins. Sauna in master bath. 3rd floor has 3 bedrooms, 2 baths and a living rm.

Exterior Feature:

Cable Available /Fully Fenced Yard /Garage Door Opener(S) /Inground Por

Interior:

220 Plug /Window Blinds - Some /Cedar Closet /Central Vacuum System

Appliances:

Dishwasher /Disposal /Dryer /Electric Oven/Range

Rooms:

Basement Rec Room /Den/Office/Study/Library /Family Room /Foyer/Entr

Directions:

Lincoln Pkwy Northwest corner of Forest

