

**Listing Information Presented by:**

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**206/ PARKSIDE                      65 TILLINGHAST                      \$329,900**

Ref #: 275039  
**Estimated Taxes: \$ 5080**  
**County:** Erie  
**Bedrooms:** 3  
**Full Baths:** 3  
**Half Baths:** 1  
**Year Built:** /1930  
**School:** BUFFALO  
**SqFt:** 2,250  
**Lot Size:** 50X140



**Type:** Existing                      **Style:** Colonial  
**#Stories:** 2.00                      **#Fireplaces:** 2                      **Garage:** 2.000 /Detached Garage  
**Driveway:** CONCRET                      **Basement:** Full Basement /Partially Finish  
**Dining:** Formal Dining Room  
**Fireplace:** As Is-Not Represented to Code /W/                      Sanitary Sewer Connection  
**Exterior Desc:** Cedar                      **Utilities:**  
**Floors:** Ceramic Floors-Some /Hardwood Floors-!                      **Heat/Cool:** Forced Air  
**Water:** Public Water Connection

**SOLED**

Charming well maintained and updated home. Great neighborhood. Beautiful natural woodwork, hardwood floors. French doors separate rooms on 1st floor. Yard with cedar deck, stamped concrete path through beautiful perennial gardens. Stunning MBR with woodcarved fireplace, walk-in closet, updated ceramic bath. Finished 3rd floor has office/bedroom and full bath = added sq footage. Many new windows, central a/c, alarm system, newer kitchen, built in storgae. Assessed value being challenged.



**Exterior Feature:**

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

**Interior:**

220 Plug /Copper Plumbing - Some /Circuit Breakers - Some /Window Blin

**Appliances:**

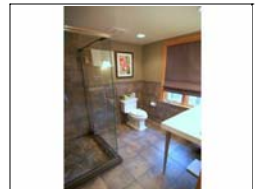
Dishwasher /Electric Oven/Range /Refrigerator /Range Hood/Exhaust Fan

**Rooms:**

Den/Office/Study/Library /Master Bedroom Bath /Florida Room /Foyer/Ent

**Directions:**

Tillinghast is one block North of Amherst, running one way from Parkside to Colvin- Near Buffalo Zoo



-- INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED --

02/05/07

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