

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:

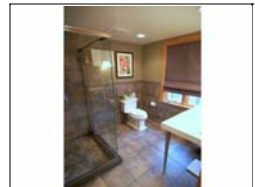
Dishwasher /Electric Oven/Range /Refrigerator /Range Hood/Exhaust Fan

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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