

Listing Information Presented by:

Ellen Warner

Phone: (716) 725-1410

Fax: (716) 689-2450

Email: ewarner@realtyusa.com

Website: www.ellen-warner.com



402/ BIDWELL

779 W Delavan

\$289,900

Ref #: 279446

Estimated Taxes: \$6084

County: Erie

Bedrooms: 4

Full Baths: 4

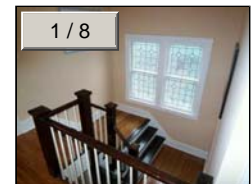
Half Baths: 1

Year Built: /1924

School: Buffalo Pub/Priv

SqFt: 2,335

Lot Size: 40x126



Type: Existing

Style: Colonial /Traditional

#Stories: 3.00 **#Fireplaces:** 1

Garage: 2,000 /Attached Garage

Driveway: CONCRET

Basement: 1 /Basement

Dining: Breakfast Room /Dining L

Fireplace: As Is-Not Represented to Cook /WO **Sewer:** Sanitary Sewer Connection

Exterior Desc: Stone

Utilities:

Floors: Ceramic Floors-Some /Hardwood Floors- **Heat/Cool:** Central Ac /Forced Air

Water: Public Water Connection

Open House Sunday, March 11th 1-3. Stunning stone Colonial overlooking Chapin Parkway. Walking distance to the Elmwood Village. 3 bedrooms 4 bath home with a 3rd floor great room, perfect for a family room, guest room or office suite. Beautifully refinished hardwood floors are accented by multiple sets of french doors. Freshly painted interior, some new windows, new carpet, newer furnace with air conditioning, new tear off roof, newer concrete driveway, new exterior paint and landscaping. Two car garage. Home Warranty Included.

Exterior Feature:

Cable Available /Garage Door Opener(S) /Open Porch /Partially Fenced Ya

Interior:

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

Appliances:

Dishwasher /Gas Oven/Range /Microwave /Refrigerator

Rooms:

Foyer/Entry Hall /Living Room /Master Bedroom Bath

Directions:

Located at Chapin Pkwy, 1 block from Gates Circle

