



Condo & Townhouse

ML# **273950** Area **2101 /SNYDER** Status **S** LP\$ **89,900**  
 Address **75 Henel #7** Zip Code **14226** LstType **ER** Tran **SALE**  
 CrossSt **Emerson** SqFt **1,271** Lot Size **x**  
 CN **Cloister Square** Assoc. Fee\$ **175** Road Frontage  
 Township **Amherst** School **Sweet Home** YrBlt **/1972**  
 Assessed Value \$ **47,900** Estimated Taxes \$ **1,579** STAR Exemption  
 County **ERIE** Tax Id **142289-067-060-0003-005-000-757**

GENERAL INFORMATION

BldgType **CONDO** Garage **DETACH** GarUnit# UnitFlrLevel **2**  
 UnitStyle **2NDFLR** Park # Bedrooms **2** # Full Baths **2** # Half Baths  
 Basement **FULL** Attic **CRAWL** Studio **N** ProspectusAvail **Y**  
 Rooms **LIVING /MSTRBTH**  
 Dining **DININGL /LIV/DIN**

Liv Room Fl# **2** LivRm AppxDim **22x12** 1st BdRmFl# **2** 1stBd AppxDim #FB(1st Flr) #HB(1st Flr)  
 Din Room Fl# **2** DinRm AppxDim **9x10** 2ndBdRmFl# **2** 2ndBd AppxDim #FB(2nd Flr) **2** #HB(2nd Flr)  
 Kit Fl# **2** Kit AppxDim **9x9** 3rdBdRmFl# 3rdBd AppxDim #FB(3rd Flr) #HB(3rd Flr)  
 Fam Fl# FamRm AppxDim 4thBdRmFl# 4thBd AppxDim

Remarks: **One of the large units in Cloister Square, and it includes a garage. Spacious second floor unit has cathedral ceilings with ceiling fans and a lovely balcony that overlooks the pool. Two large bedrooms, two full bathrooms, central air, walk-in pantry, ample closet space, pergo floors in dining room and foyer. Showings start December 13th.**

Directions: **Emerson continues into Cloister Square- Henel is between Henel and Carmen**

Virtual Tour:

ADDITIONAL FEATURES

Appliance **DISHWSHR /DISPOSAL /ELECTRICAL /RANGEHOOD /REFRIG**  
 Fireplace **NONE**  
 Floors **VINYL-SOME /WOOD-SOME**  
 Interior **220PLUG /CAT5 /CEILING /CROCK-SOME /LEADPNTUNK /BLNDS-SOME /DRAPE-SOME**  
 Exterior Feature **DECK/BAL /GARAGE /SLIDING DOOR /OPNPORCH**  
 Exterior Desc **ALUM**  
 Amenities **POOL**  
 Handicap  
 Lot Location **NEARBUS**  
 Services Incl. **OTHER**

UTILITIES - SHOW/PHOTO - ADDITIONAL INFORMATION

Heat/Cool **CENTRLAC /FORCDAIR** Sewer **CONNECTN**  
 Heat Fuel **GAS** Water Heat **GAS** Water **PUBCONN**  
 Utilities Possession **ATCLOSNG** Exclusions **N**  
 Showing **ELOCKBOX /VACANT** Photo **SUBMITTED** Extra Photo  
 Home Warranty **N** Property Disclosure Avail Radon Test **N**