



MLS#: **B506422** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**  
**0 Cayuga Lot #1 Dr** VR Pricing: **No** List Price: **\$39,900**  
County: **Chautauqua** Zip: **14081** Sale Price:  
Town: **Hanover** Pstl City: **Irving** Sell Concess:  
Area#: **Hanover-064689** Cross St: **Michigan St**  
Subdivision: Acres: **1.40**  
TxMap#: **32.12-3-47.2.1** Lot Front: **212**  
City Nghbrhd: Lot Depth: **300**  
School Dist: **Silver Creek** Lot Shape:  
High School: Lot #:  
Middle School: SqFt:  
Elem School: Type of Sale: **Normal**

# Attach: # Photo: **1**

Listing Office Information

Offc Name: **Bevilacqua & Associates Inc (GARA)** Offc Lic#: **109916895**  
Offc Addr: **9332 Transit Road Suite B East Amherst, NY 14051** Offc Phone: **716-691-7444**  
Offc Fax: **716-691-7557**  
LA Name/ID: **Aaron Kleinschmidt (KLEINSCA)** LA Cell #: **716-949-0489**  
LA Email: **akleinschmidt@bdvlp.com** LA Acpts Txt: **No**  
LA Dir Phone/Fax: **716-949-0489** LA NY Lic#: **10401259423**  
Owner Name: **Bevilacqua Development L.P.** Comp (SA): **-**  
Owner 2: Comp (BA): **3**  
Owner Addr: Comp (Brk): **3**  
Exclusions:  
Listing Type: **Exclusive Right To Sell** Spc Conditions: **No** List Date: **08/10/2016**  
Service Type: Negotiation w/: **Listing Broker Only** Expire Date: **05/31/2017**  
Show Appt/Desc: **;Other - See Remarks** DOM: **105**  
Private Rmrks:  
Branded VT:  
Unbranded VT:  
Sub Board: **Buffalo**

General Information

Type: **Building Lot, Residential** Improvement:  
Topography: **Other - See Remarks** Driveway Desc: **None**  
Road Ft/Desc: **Other - See Remarks** Buildings: **None**  
Zoning: Milk Mkt: # Horse Stls: **0**  
Land Feat: **Other - See Remarks** Baths:  
Bedrooms: Stories:  
On Wtrfrnt: **No** Rooms:  
Name: Island Name: **NA** Footage:  
GOM Rgts Rsv: **No** Timber Rgts: **No** Rip Rgts: **No**  
Public Remarks:  
Directions: **US 20 to Michigan to Cayuga**

Residence Information

Style of Res: Garage:  
Exterior Cnstr:  
BR 1st Flr: BR 2nd Flr: BR 3rd Flr: BR Basement:  
FB 1st Flr: FB 2nd Flr: FB 3rd Flr: FB Basement: **0**  
HB 1st Flr: HB 2nd Flr: HB 3rd Flr: HB Basement:  
Kitchen:  
Basement:  
Floor:  
Attic:  
Addl Rooms:  
Interior Feat:  
Exterior Feat:  
Appliances:  
Accessibility:  
Foundation:  
Emerg Backup:  
ENERGY STAR  
Qualified@:

Utilities Information

Utills on Site: **None**  
HVAC Type: Waste Disp: **Sewer Available**  
Utills Avail: **Electric, Gas, Water**  
Heating Fuel: Water Htr Fuel:  
Water Supply: **None**  
Type of Well: Well Location:

---

Miscellaneous Information

---

Avail Docs: **Aerials, Survey, Topographical Data**  
Dev Status: **Other - See Remarks**  
Soil: Restrictions:  
Seller Provides:  
Conditions: **Other - See Remarks, Will Build**  
Possible Uses: **Single Family Development**  
Seller Stake in Lnd: Addl Site Data:  
# Crop Acres: # Timber Acres: # Wooded Acres:  
# Tillable Acres: # Pasture Acres:

---

Financial Information

---

Possible Fin: **Cash, Conventional, FHA**  
1st Mtg Bal: Equity: Town/Cnty Tax: **\$190**  
2nd Mrt Bal: City/Vil Tax: **\$0**  
Tax Info:  
Escrow Agt/Bnk: **Bevilacqua & Associates Inc./M&T** Assess Val: **\$20,160** School Tax: **\$227**  
**Bank** Annl Spc Assess: **\$0** Total Taxes: **\$417**  
PriceChg Time:  
Orig. List Price: **\$39,900**

---

Display & Occupancy Information

---

Possession: **After Closing** Lockbox Serial #:  
Internet: **Yes** Inet St Addr: **Yes** IDX: **Yes** AVM: **No** Blog: **No** Realtor.com: **Yes** Zillow: **No**  
MLS#: **B506422**

James A Bevilacqua  
NY Licensed R.E. Broker

Bevilacqua & Associates Inc  
9332 Transit Road Suite B East Amherst, NY 14051

Listing content is subject to copyright and license agreements, and may only be used as permitted by MLS rules, regulations, and policies. Listing content is not guaranteed accurate by the MLS Wednesday, November 23, 2016