



MLS#: **B1014754** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
0 Cayuga Lot # 2 VR Pricing: **No** List Price: **\$35,000**
 County: **Chautauqua** Zip: **14081** Sale Price:
 Town: **Hanover** Pstl City: **Hanover** Sell Concess:
 Area#: **Hanover-064689** Cross St: **Michigan**
 Acres: **1.69**
 Subdivision: Lot Front: **246**
 TxMap#: **32.12-3-47.2.1** Lot Depth: **300**
 City Nghbrhd: Lot Shape:
 School Dist: **Other - See Remarks** Lot #:
 High School: SqFt:
 Middle School: Type of Sale: **Normal**
 Elem School:
 # Attach: # Photo: **1**
Recent Change: 11/23/2016 : NEW : ->A

Listing Office Information

Offc Name: **Bevilacqua & Associates Inc (GARA)** Offc Lic#: **109916895**
 Offc Addr: **9332 Transit Road Suite B** Offc Phone: **716-691-7444**
East Amherst, NY 14051 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** Comp (SA): **-**
 Owner 2: Comp (BA): **3**
 Owner Addr: Comp (Brk): **3**
 Exclusions:
 Listing Type: **Exclusive Right To Sell** Spc Conditions: **No** List Date: **11/23/2016**
 Service Type: Negotiation w/: **Listing Broker Only** Expire Date: **05/31/2017**
 Show Appt/Desc: **;Call List Agent for Showing Instructions** DOM: **0**
 Private Rmrks:
 Branded VT:
 Unbranded VT:
 Sub Board: **Buffalo**

General Information

Type: **Building Lot** 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: Footage:
 GOM Rgts Rsv: Timber Rgts: 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: **0** BR Basement: **0**
 FB 1st Flr: FB 2nd Flr: FB 3rd Flr: **0** FB Basement: **0**
 HB 1st Flr: HB 2nd Flr: HB 3rd Flr: **0** HB Basement: **0**
 Kitchen:
 Basement:
 Floor:
 Attic:
 Addl Rooms:
 Interior Feat:
 Exterior Feat:
 Appliances:
 Accessibility:
 Foundation:
 Emerg Backup:
 ENERGY STAR
 Qualified@:

Utilities Information

Utills on Site: **None** Waste Disp: **Sewer Available**
 HVAC Type: Utills Avail: **Electric, Gas, Water**
 Heating Fuel: Water Htr Fuel:
 Water Supply: **Other - See Remarks**

Type of Well: **None**

Well Location:

Miscellaneous Information

Avail Docs: **Aerials, Survey**
 Dev Status: **Other - See Remarks**
 Soil:
 Seller Provides:
 Conditions: **Will Build**
 Possible Uses: **Single Family Development**
 Seller Stake in Lnd:
 # Crop Acres: **0.0000**
 # Tillable Acres: **0.0000**

Restrictions:

Addl Site Data:

Timber Acres: **0.0000** # Wooded Acres: **0.0000**
 # Pasture Acres: **0.0000**

Financial Information

Possible Fin: **Cash, Conventional, FHA**
 1st Mtg Bal: **\$0**
 2nd Mrt Bal: **\$0**
 Tax Info:
 Escrow Agt/Bnk: **Bevilacqua and Associates**
Deve/M&T

Equity: **\$35,000**

Town/Cnty Tax:
City/Vil Tax:

Assess Val: **\$0**

School Tax:

Annl Spc Assess: **\$0**

Total Taxes: **\$0**

PriceChg Time:

Orig. List Price: **\$35,000**

Display & Occupancy Information

Possession: **At Closing**

Lockbox Serial #:

Internet: **Yes** Inet St Adrs: **Yes**

IDX: **Yes**

AVM: **No**

Blog: **No**

Realtor.com: **Yes** Zillow: **Yes**

MLS#: **B1014754**

James A Bevilacqua

Bevilacqua & Associates Inc

NY Licensed R.E. Broker

9332 Transit Road Suite B East Amherst, NY 14051

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