



MLS#: B506430 Lots, Land, Farms, and Seasonal/Camps **A-Active**
[0 Moran Rd](#) VR Pricing: No List Price: \$79,900
 County: Chautauqua Zip: 14081 Sale Price:
 Town: Hanover Pstl City: Irving Sell Concess:
 Area#: Hanover-064689 Cross St: Shiver
 Acres: 7.00
 Subdivision: Lot Front: 0
 TxMap#: 32.12-3-47.1 Lot Depth: 0
 City Nghbrhd: Lot Shape:
 School Dist: Silver Creek Lot #:
 High School: SqFt:
 Middle School: Type of Sale: Normal
 Elem School:

Attach: # Photo: 1

Listing Office Information

Offc Name: [Bevilacqua & Associates Inc \(GARA\)](#)
 Offc Addr: 9332 Transit Road Suite B
 East Amherst, NY 14051
 LA Name/ID: [Aaron Kleinschmidt \(KLEINSCA\)](#) 
 LA Email: akleinschmidt@bdvlp.com
 LA Dir Phone/Fax: 716-949-0489
 Owner Name: Bevilacqua Development L.P.
 Owner 2:
 Owner Addr:

Offc Lic#: 109916895
 Offc Phone: 716-691-7444
 Offc Fax: 716-691-7557
 LA Cell # 716-949-0489
 LA Acpts Txt: No
 LA NY Lic#: 10401259423
 Comp (SA): -
 Comp (BA): 3
 Comp (Brk): 3
 Exclusions:
 List Date: 08/10/2016
 Expire Date: 12/31/2016
 DOM: 111

Listing Type: Exclusive Right To Sell Spc Conditions: No
 Service Type:
 Negotiation w/: Listing Broker Only
 Show Appt/Desc: ;Other - See Remarks
 Private Rmrks:
 Branded VT:
 Unbranded VT:
 Sub Board: Buffalo

General Information

Type: Residential Improvement:
 Topography: Scenic Driveway Desc: None
 Road Ft/Desc: Other - See Remarks Buildings: None
 Zoning: Milk Mkt: # Horse Stls: 0
 Land Feat: Wooded
 Bedrooms: Baths: Stories:
 On Wtrfrnt: No
 Name: Island Name: NA Rooms:
 GOM Rgts Rsv: No Timber Rgts: No Footage:
 Public Rip Rgts: No
 Remarks:
 Directions: Stewart to Moran

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

Utils on Site: Other - See Remarks
 HVAC Type: Waste Disp: Sewer Available
 Utils Avail: Other - See Remarks
 Heating Fuel: Water Htr Fuel:
 Water Supply: Public
 Type of Well: Well Location:

Miscellaneous Information

Avail Docs: Survey, Topographical Data
Dev Status: Other - See Remarks

Soil: Restrictions:

Seller Provides: Will Build, Will Subdivide
Conditions: Single Family Development

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 Only, Conventional, FHA

1st Mtg Bal: Equity:

Town/Cnty Tax: \$159

2nd Mrt Bal:

City/Vil Tax: \$0

Tax Info:

Escrow Agt/Bnk: Bevilacqua & Associates
Inc./M&T Bank

Assess Val: \$10,000

School Tax: \$189

Annl Spc Assess: \$0

Total Taxes: \$348

Orig. List Price: \$79,900

PriceChg Time:

Display & Occupancy Information

Possession: After Closing

Lockbox Serial #:

Internet: Yes

Inet St Adrs: Yes

IDX: Yes

AVM: No

Blog: No

Realtor.com: Yes

Zillow: No

MLS#: B506430

Aaron Kleinschmidt

Bevilacqua & Associates Inc

NY Licensed R.E. Salesperson

9332 Transit Road Suite B East Amherst, NY 14051

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