



MLS#: B506466 Lots, Land, Farms, and Seasonal/Camps **A-Active**
[0 Shriver Rd](#) VR Pricing: No List Price: \$42,900
County: Chautauqua Zip: 14081 Sale Price:
Town: Hanover Pstl City: Irving Sell Concess:
Area#: Hanover-064689 Cross St: Moran Ln
Acres: 0.19
Subdivision: Lot Front: 85
TxMap#: 32.12-3-35 Lot Depth: 175
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 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 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: Expire Date: 12/31/2016
Negotiation w/: Listing Broker Only DOM: 111
Show Appt/Desc: ;Other - See Remarks
Private Rmrks:
Branded VT:
Unbranded VT:
Sub Board: Buffalo

General Information

Type: 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: Scenic View Baths: Stories:
Bedrooms: Rooms:
On Wtrfrnt: No Footage:
Name: Island Name: NA Rip Rgts: No
GOM Rgts Rsv: No Timber Rgts: No
Public
Remarks:
Directions: Moran to Shriver

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

Miscellaneous Information

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

Restrictions:

Addl Site Data:

Wooded Acres:

Financial Information

Possible Fin: Cash Only, Conventional, FHA

1st Mtg Bal:

2nd Mrt Bal:

Tax Info:

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

Equity:

Assess Val: \$3,000

Annl Spc Assess: \$0
PriceChg Time:

Town/Cnty Tax: \$47

City/Vil Tax: \$0

School Tax: \$56

Total Taxes: \$103

Orig. List Price: \$42,900

Display & Occupancy Information

Possession: At Closing

Internet: Yes

Inet St Addrs: Yes

IDX: Yes

Lockbox Serial #:

AVM: No

Blog: No

Realtor.com: Yes

Zillow: No

MLS#: B506466

Aaron Kleinschmidt

NY Licensed R.E. Salesperson

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

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