



New Listing

MLS#:	R1725684	Single Family Residential	A-Active
9185 Chautauqua Rd			
County:	Chautauqua	Zip:	14063
Town/City:	Pomfret	Pstl City:	Fredonia
Area #:	Pomfret-065889		
Subdivision:		Lot Front:	1,485
TxMap#:	065889-146-000-0002-029-000	Lot Depth:	1,600
Addl TxMap#:		Lot Shape:	Irregular
City Nghbrhd:		Lot #:	29
School Dist:	Fredonia	SqFt [PubRec]:	2,424 [2,424]
High School:		AboveGrade Sq:	[2,424]
Middle School:		Fin Bsmnt SqFt:	[]
Elem School:		SqFtSource:	
		Year Built:	1872
		Yr Blt Desc:	Existing
		# Photo:	23

Waterfront/Water

Waterfront:	No	Island/Name:	No	Riparian Rgts:	No
General Information					
Style of Res:	2 Story	Full Baths:	1	Bedrooms:	3
Built By:		Half Baths:	0	Total Rooms:	8
Stories:	2.0	Tot Baths:	1.0	# Beds/Sept:	
Constr Mtrls:	Fiber Cement			1st Flr:	0 1 0
Driveway:	Stone/Gravel			2nd Flr:	3 0 0
Garage:	1.0/Detached			3rd Flr:	0 0 0
Lot/Addtl Info:	Rural Road			4th Flr:	0 0 0
Attic:	None	Roof Descr:	Shingles	Bsmnt:	0 0 0
OGM Rsrvd:	Yes	Foundation:	Stone	Total:	3 1 0
Basement:	Dirt Floor, Partial	Timber Rsrvd:	Yes		

Public Remarks: **Spacious 3-bedroom, 1-bath home offering approximately 1,704 square feet of living space. The main level features a functional kitchen with wood cabinetry and laminate flooring, a dining room with pellet stove connection, a full bath, convenient first-floor laundry hookups, a mudroom, and a comfortable living room with a Harman pellet stove for supplemental heat. Upstairs you'll find three bedrooms, a spacious landing area, and additional storage. The home is equipped with a 200-amp electrical service, a Rheem 50-gallon electric water heater, private well and septic systems, fiber cement siding, and a shingle roof. Outside, the property includes a detached garage with a metal roof, stone/gravel driveway, and a metal storage shed.**

Unbranded VT:
Aerial Drone Video:
Virtual Tour 3D:

Directions: **There is a large sign in the front yard.**

Interior & Exterior Features

Add'l Rooms:	Laundry-1st Floor	Total FP:	1	# Artificial:	0
Add'l Interior Features:	Ceiling Fan, Circuit Breakers - Some			# Gas:	0
Add'l Exterior Features:	Porch - Open			# Pellet:	1
Add'l Struct:	Shed			# Wood Burning:	0
Kitch/Dining:	Formal Dining Room			# Wood Stove:	0
Appliances:	None			# Coal:	0
Accessibility:				# Other:	0
Floor:	Laminate-Some, Tile-Some			# Freestanding:	0
				# Not Rep to Code:	0

Utilities Information

HVAC Type:	Other - See Remarks	Sewer:	Septic
HVAC Fuel:	Other - See Remarks	Water:	Well
Electric:		Insulation:	Unknown
Water Htr Fuel:	Electric	Septic Location:	Unknown
Emerg Backup:		Energy Eqpt:	None
Type of Well:	Other	Well Location:	Unknown
ENERGY STAR® Qualified:			
Grn Bld Vr Type:			
Grn Indoor Air Q:			
Grn Water Cnsrv:			

Financial Information

Possible Fin:	Cash	Type of Sale:	Estate	Town/Cnty Tax:	\$1,957
1st Mtg Bal:	\$0	Equity:	\$129,000.00	City/Vil Tax:	\$0
2nd Mrt Bal:	\$0			School Tax:	\$3,990
Tax Info:				Total Taxes:	\$5,947
Assess Val:	\$30,090	Annl Spc Assess:	\$0		
HOA Pay Desc:	None				

HOA Fee:
HOA Amen:

Lot Rent:

DOM: 0

Closed Date:

MLS#: **R1725684**

Michael Peterson
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