



New Listing

MLS#: **R1720810** **Single Family Residential** **A-Active**
100 Tiffany Ln
County: **Chautauqua** Zip: **14738** List Price: **\$659,000**
Town/City: **Carroll** Pstl City: **Frewsburg** Acres: **14.67**
Area #: **Carroll-062400** Cross St: **Mattison St.**
Subdivision: Lot Front: **60**
TxMap#: **062400-423-000-0003-006-000** Lot Depth: **1,279**
Addl TxMap#: Lot Shape: **Irregular**
City Nghbrhd: Lot #: **6**
School Dist: **Frewsburg** SqFt [PubRec]: **4,192 [4,192]**
High School: AboveGrade Sq: **[4,192]**
Middle School: Fin Bsmnt SqFt: **[]**
Elem School: SqFtSource: **Public Records**
Year Built: **1993**
Yr Blt Desc: **Existing**
Photo: **37**

Waterfront/Water

Waterfront: **No** Island/Name: **No** Riparian Rgts: **No**
Water Related Features: **Private Pond**

General Information

Style of Res: Contemporary	Full Baths: 4	Bedrooms: 5	Beds	Full	Half
Built By:	Half Baths: 1	Total Rooms: 15	1st Flr: 1	2	0
Stories: 2.0	Tot Baths: 4.1	# Beds/Sept:	2nd Flr: 4	2	0
Constr Mtrls: Vinyl Siding			3rd Flr: 0	0	0
Driveway: Blacktop			4th Flr: 0	0	0
Garage: 3.0/2nd Garage, Attached			Bsmnt: 0	0	1
Lot/Addtl Info: Private Road		Roof Descr: Shingles	Total: 5	4	1
Attic: Partial		Foundation: Poured			
OGM Rsrvd: No		Timber Rsrvd: No			
Basement: Exterior Walkup/Bulkhead Doors, Full, Partially Finished					

Public Remarks: **Stunning home on 14.67± acres with a pond, 4,192± sq ft of living space, and a full barn/workshop perfect for equipment, hobbies, or business use. Inside you'll find a high-end kitchen, multiple living areas, 5 bedrooms, 4.5 baths, a 3-seasons room, and a partially finished basement with rec room and bonus spaces. The primary suite features a walk-in closet, clawfoot tub, and walk-in shower. Modern mechanicals throughout: Viessmann boiler, Generac 17kW generator, Powerworx energy system, security + sprinklers, 200-amp service, poured foundation, vinyl siding, blacktop drive, and paver patio. The barn offers concrete floors, 100-amp service, water, and multiple overhead doors — plus upper-level storage with ground-level access. A rare combination of land, space, and infrastructure in Frewsburg.**

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

Directions: **If you go to the dead-end sign on Mattison Ave. you will turn left onto Tiffany Lane. This road will lead to the property.**

Interior & Exterior Features

Add'l Rooms: 1st Floor Primary Suite, Basement / Rec Room, Bonus Room, Family Room, Laundry-1st Floor, Office, Possible Additional Bedroom, Storage Room, Workshop	Total FP: 0	# Artificial: 0
Add'l Interior Features: Cathedral Ceiling, Ceiling Fan, Circuit Breakers - Some, Wet Bar	# Gas: 0	# Pellet: 0
Add'l Exterior Features: Garage Door Opener, Patio, Porch - Covered, Private Yard - see Remarks	# Wood Burning: 0	# Wood Stove: 0
Add'l Struct: Barn / Outbuilding, GreenHouse, Shed	# Coal: 0	# Other: 0
Kitch/Dining: Eat-In, Formal Dining Room, Island	# Freestanding: 0	# Not Rep to Code: 0
Appliances: Cooktop - Electric, Dishwasher, Disposal, Double Oven		
Accessibility: Laminate-Some, Tile-Some, Wall To Wall Carpet-Some		

Utilities Information

HVAC Type: Hot Water, Multi-Zone	Sewer: Septic
HVAC Fuel: Gas	Water: Public Connected
Electric: Connected	Insulation: Unknown
Water Htr Fuel: Gas	Septic Location: Unknown
Emerg Backup: Generator - Permanent	Energy Eqpt: None
Type of Well: ENERGY STAR®	Well Location:
Qualified:	
Grn Bld Vr Type:	
Grn Indoor Air Q:	
Grn Water Cnsrv:	

Financial Information

Possible Fin: Cash, Conventional	Type of Sale: Estate	Town/Cnty Tax: \$0
1st Mtg Bal: \$0	Equity: \$659,000.00	

2nd Mrt Bal: **\$0**
Tax Info: **To be subdivided, taxes to be determined**
Assess Val: **\$358,700**
HOA Pay Desc: **None**
HOA Fee:
HOA Amen:

Annl Spc Assess: **\$0**

DOM: **2**

City/Vil Tax: **\$0**

School Tax: **\$0**

Total Taxes: **\$0**

Lot Rent:

Closed Date:

MLS#: **R1720810**

Michael Peterson
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