



Dedicated to the Quality of Service You Have Come to Expect

Proudly presents...

**9758 Bailey Hill Rd
Findley Lake, NY 14736**



Seasonal Vacation Home in a Beautiful Country Setting
Adjacent to Snowmobile Trails and in a Prime Recreational Area

3 Bedrooms * 1 Bathroom

Garage/Workshop Building * 1/4 Acre Pond * 11.9 Acres

GPS Coordinates: 42.119200, -79.693926

EXCLUSIVELY OFFERED BY HOWARD & ASSOCIATES REAL ESTATE

OFFERING PRICE: \$136,900



10438 Main Street, #1 Alexander Findley Square
P.O. Pox 496, Findley Lake, New York 14736-0496

Licensed and Bonded in New York, Pennsylvania, and Ohio

(716) 769-7300 • FAX (716) 769-7341

E-mail: findleylakeproperty@gmail.com • <http://www.findleylakeproperty.com>



AMENITIES

- ◆ Located across the road from the Pine Junction restaurant
- ◆ 1/4 Acre pond is the centerpiece of the property, viewable from the front porch.
- ◆ Sitting deck at the pond, with a firepit for evening relaxation.
- ◆ Large area around the home and garage is mowed grass, perfect for family outdoor activities.
- ◆ Exterior of the Home and Garage provide minimum ongoing maintenance.
- ◆ This property is suited for the active outdoor family.
- ◆ Property is adjacent to the nearby snowmobile trails
- ◆ The main opened covered porch provides a great place to relax with family and friends overlooking the pond in a private country setting.
- ◆ The home is situated on the property to provide maximum privacy.
- ◆ The pond has attracted a lot of different wildlife over the years, including deer, beavers, otters, muskrats, ducks, and various other animals.
- ◆ In order to maintain the unique setting of the property, the owners put the electric service to the home and garage underground.

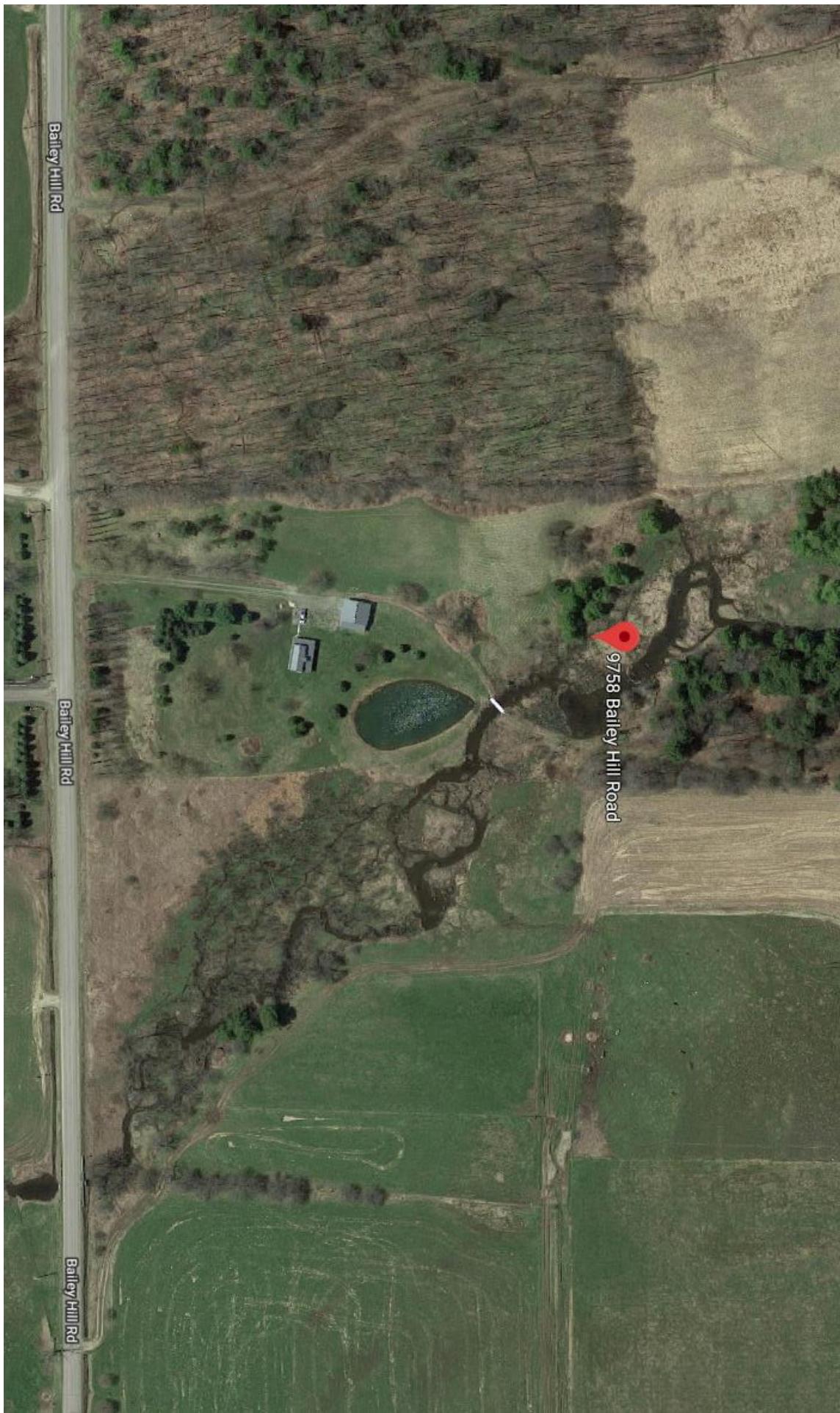
GENERAL FINDLEY LAKE AREA AMENITIES

- ◆ **Findley Lake** is a great lake to *Canoe, Kayak, Fish, and Water Ski* on. For the *rowing* enthusiasts, Findley Lake is the home of the **Mercyhurst University Rowing Center**. There are a variety of *shops* and nearby *restaurants* to eat at, such as **Alexanders on the Lake**, the **French Creek Tavern**, The **Pine Junction**, the **I-86 Restaurant**, **Vinnie's Restaurant and Bar**, and the **Dutch Village Restaurant** located in Clymer, NY.
- ◆ **Peek N' Peak Resort** offers many *family oriented activities* with its 8 Chair lifts, 27 ski slopes, 18 hole *golf* course, fitness rooms/ sauna, whirlpool, *tennis* courts, indoor/outdoor *swimming* pool, biking, hiking area, *miniature golf*, *zip line*, *cross country skiing*. The Hotel at the Peek offers *full bar and casual dining*, in the Main Lodge. During different events in the ski season the Retreat, and the Sugar Shack are open.
- ◆ The **Snowmobiling Club of Chautauqua County** provides over 200 miles of volunteer groomed snowmobile trails to complement the existing 400 miles of state groomed *snowmobile* trails. Findley Lake is one of the starting points for these many trails. Trail maps available online at chautauquasnow.com/Trail-Information/Conditions/Trail-Conditions-Map.aspx
- ◆ Minutes from the community of **French Creek** with its general store, the **French Creek Tavern**, St. Matthias Catholic Church, the Clymer Hill Reformed Methodist Church, Edwards Chapel United Methodist Church, and the nearby Findley Lake Methodist Church.

NEARBY ATTRACTIONS:

- ◆ A short drive to **Chautauqua Lake** with its *many restaurants, year around activities* and the prestigious **Chautauqua Institution**; a *national historical landmark*. This is a summer resort of learning, culture, and self-growth through their four program areas: The Arts, Science & Education, Religion, and Recreation through which you can explore the best in human values and the enrichment of life through a program that explores the important religious, social and political issues of our time.
- ◆ Short drive to **North East, PA Marina** and the **Barcelona Marina** in Westfield, NY for excellent *boating access to Lake Erie*, one of our country's Great Lakes.
- ◆ Centrally located to **multiple wine trails** and wineries in Westfield, NY & North East, PA. Also located near a number of established and upcoming breweries, including the **Southern Tier Brewery**.
- ◆ 25 Minutes to **Bemus Point**, site of the **Bemus Bay Pops** concerts on the lake along with great village *shopping, entertainment, and restaurants*, and the historic **Hotel Lenhart**.
- ◆ 30 minutes to the **Wilderness Lodge** featuring *cross country skiing*, along with a restaurant, bar, and overnight lodging at the first Nordic skiing center in PA.
- ◆ 30 minutes to **Erie, PA** featuring **Presque Isle**, a *national natural landmark*. The state park there features freshwater beaches, *swimming, kayaking*, trails, and many forms of wildlife. Also located in Erie is Peach St, about 3 miles of strip *malls* and the central **Millcreek Mall** so anyone can find just about anything they would need. From one of the oldest *amusement parks* in the nation, **Waldameer Park & Water World**, to the modern indoor **Splash Lagoon**, you can also find a way to entertain the kids.

An overhead view of the property. (This is not a survey, for reference only)
9758 Bailey Hill Rd. Findley Lake, NY 14736



PROPERTY DETAILS

Shown By Appointment With 24 Hour Notice, Agent must be present when showing

Approximate Lot Size: 374.56 Roadfront Feet x 1351.58'x 395.09'x1323.80'. 11.9 acres M/L

Construction: Wood Frame

Age: Home—19 Years (2000) Garage—6 Years (2013)

Approximate Square Footage:

First Floor:	640 Sq. Ft.
<u>Second Floor:</u>	<u>640 Sq. Ft.</u>
Approx. Total Sq. Ft.:	1280 Sq. Ft.

Approximate Taxes:

2019 Town & County:	\$ 837.29
<u>2019-2020 School Tax:</u>	<u>\$ 1224.41</u>
Approx. Total Taxes:	\$ 2061.70

Note:

Town & County Tax Year Runs from Jan 1 to Dec. 31.

School Tax year runs from July 1 to June 30.

ROOM DIMENSIONS

FIRST FLOOR:

- Kitchen: 10'9"x7'
- Eating Area: 8'5"x9'
- Living Room: 11'3"x19'3"
- Bathroom: 6'6"x9'6"
- Utility Room: 4'6"x11'3"

SECOND FLOOR:

- Master Bedroom: 11'3"x18'10"
- Bedroom: 9'3"x12'6"
- Bedroom: 9'5"x12'6"
- Hallway: 6'8"x14'



PROPERTY DATA

Zoning: 260-Seasonal Residential, located in an agricultural district.

Tax Parcel ID: 343.00-1-48

Property Assessment:

Land:	\$ 37,600
<u>Improvement:</u>	<u>\$ 37,400</u>
Total:	\$ 75,000

School District: Sherman Central School

Township: Mina

County: Chautauqua

Deed Reference:

Book 2265 Page 796 Filed 12/11/1991

Title Search: Chautauqua Abstract Co. #486273

Note: The Title search will be updated to day of closing.

Survey Reference:

The dimensions given were based upon a land survey by Michael J. Rogers Dated Aug. 3 1987.

Note: A New Land Plot Survey showing all structures will be provided.

Owner Of Record: Matthew J. Jr. & Ann J. Carrig

Possession: Deed Recording

Legal Representative:

Attorney Laurie C. TeWinkle
821 State St. Erie, PA 16501
814-454-1100
ltewinkle@velocity.net

Furnishings Included: NONE

Appliances Included:

- ◆ Kenmore Elite Clothesdryer
- ◆ Sharp Microwave
- ◆ Reversible Refrigerator with Chest Freezer
- ◆ Frigidare Professional Series Propane Range/Oven With Broan Vent

NOTE: Appliances included in their "AS IS" Condition.

BUILDING STRUCTURE INFORMATION

- ◆ Reference Sketches: 90042, 90042-1
- ◆ Basic Structure Size: 32'x20'
- ◆ Constructed in June 2000
- ◆ Roof: Steel, Color Grey
- ◆ Siding: T-11, Color Grey
- ◆ Facia: Metal, Color White
- ◆ Soffitt: Metal, Ventilated, Color White.
- ◆ Windows: Vinyl, Thermopane Glass Sliding Type with Screens
- ◆ Doors: Steel Insulated Doors, Color White. Storm Doors with screens Aluminum, Color White
- ◆ Gutters & Downspouts: Metal, Color White.
- ◆ Driveway: Gravel
- ◆ Basement: NONE, Structure constructed on piers with a 2 foot open space under the entire structure.
- ◆ Attic: crawlspace
- ◆ Porch Decks: Wood, Painted Brown

GARAGE BUILDING

- ◆ Size: 26'x32' with an open covered lean-to 8'10"x32' along the east side overlooking the pond
- ◆ Constructed in 2013
- ◆ Two Overhead Doors: 10'x9' each
- ◆ 3' Concrete Apron around the front
- ◆ Steel Roof, Color Grey
- ◆ Metal Siding, Color White
- ◆ Concrete Floor
- ◆ Roof Ridge Skylighting
- ◆ Metal Gutters & Downspouts, Color White.

UTILITIES

- ◊ *Sanitary Sewage:* Onsite Septic Sewage System. Constructed under Chautauqua County Department of Health Permit #PSD-66-105-99N. Approved 5/31/2000.
Note: At time of sale a current inspection report will be provided by the Chautauqua County Department of Health for both the water and septic system.
All questions regarding the on-site septic system should be directed to the Chautauqua County Department of Health, Austin Wellman. 716-753-4798
- ◊ *Water Source:* Drilled 6" Well. Depth 80'. Well drilled by EHMKE Well Drillers Inc.
- ◊ *Water System:* 1/2 Horsepower Goulds Submersible Pump with Water Worker Bladder Tank (installed June 2019)
- ◊ *Hot Water:* GE Electric 19.9 Gal. Hot water tank.
Note: In the Spring of 2020 a new AO Smith 40 Gal Hot Water Tank will be installed.
- ◊ *Electric Service:* Service to the home is provided from a pole mounted 200 amp Square-D disconnect switch. The pole is located approximately 159' from the home. The Electric Service is run underground to the Home. 100 amp underground service is run to the garage.
House has 200 Amp Service with a Square-D, 40 Circuit Breaker Load Center.
Garage has a 100 amp Square-D, 8 circuit breaker load center.
NOTE: The service to this load center is rated at 50 amps.
Note: A separate electrical service is provided to each bedroom, kitchen, and living room for the purpose of providing service for an electric heater.
- ◊ *Heating:* Breckwell Pellet Stove
- ◊ *Natural Gas Provider:* None Available.
- ◊ *Electric Provider:* National Grid Power Corp.
- ◊ *Telephone Provider:* None Installed.
- ◊ *TV Provider:* Several Options Available.
Note: The property is presently set up for Dish Network Satellite TV. The present HD Receiver from Dish belongs to the owner and will remove it.
- ◊ *Internet Provider:* None Installed.

DISCLOSURES:

1. Subject To: Zoning, all restrictions, easements, rights-of-way, building lines, leases and oil and gas leases of record conveying any and all rights thereunder, insofar as pertaining to the subject parcel, and to all easements and rights-of-way visible and discoverable upon an inspection of the premises.

2. Agriculture Disclosure: The property is in an agricultural area. "Farming Community" with its associated activities causing noise, dust, odors, in addition to but not limited to the use of various agricultural chemicals for crop maintenance and production

3. Square Footage: If the square footage is important to the Buyer/Buyers they should have the property measured and not rely upon the information provided in this property prospectus.

4. Sale Price To Current Assessment Disclosure:

Under current assessment practices, in order to maintain 100% equalization rate, if the assessment does not equal the sale price you may expect at some point, the assessment to be changed to reflect the actual sale price. If you have questions contact the local town assessment office in which the property is located.

5. Property Dimension: All property dimensions are approximate and subject to verification by a current land / plot survey

6. Out of State Purchasers: Out of State Purchasers must be represented by a licensed New York State Attorney for the closing.

7. Flood Plain Insurance Disclosure:

It is the opinion of Howard & Associates Real Estate the parcel **is not** in the flood plain. It is the responsibility of the purchaser/purchasers to verify and satisfy themselves of this opinion.

8. Note: This home does not have a central heating system. Heating is provided by a pellet stove in the living room.

FOR VIEWING APPOINTMENT

CONTACT:

Howard & Associates

Real Estate-Appraisals-Auctions

716-769-7300 Office

716-769-7341 Fax

Email: findleylakeproperty@gmail.com

Website: www.findleylakeproperty.com

NY Broker's License: 109930826

PA Broker's License: SBR001643

OH Broker's License: 57198435389

Peter S. Howard License NY: 10311200994

Peter S. Howard License PA: SBR001643

Peter S. Howard License OH: BRK 243528

E. Stephen Denny License: 31DE0892852



**EQUAL HOUSING
OPPORTUNITY**

Fair Housing: It is illegal, pursuant to the fair housing law, Division (H) of Section 4112.02 of the revised code and the federal housing law, 42 U.S.C.A 3601, to refuse to sell, transfer, assign, rent, sublease, or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status, military status, ancestry, handicap, or national origin; or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services; it is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.

NOTE : Howard & Associates
Real Estate—Appraisals—Auctioneers
believes all information to be accurate
but subject to verification.







SKETCH ADDENDUM

File No. 90042

MATHEW J. JR., & ANNE J. CARRIG

Property Address	9758 BAILEY HILL ROAD			
City	FINDLEY LAKE	County	CHAUTAUQUA	
HOWARD & ASSOCIATES REAL ESTATE		Address	State	NEW YORK
			Zip Code	14736

10438 MAIN STREET, FINDLEY LAKE, N.Y., 14736-0496



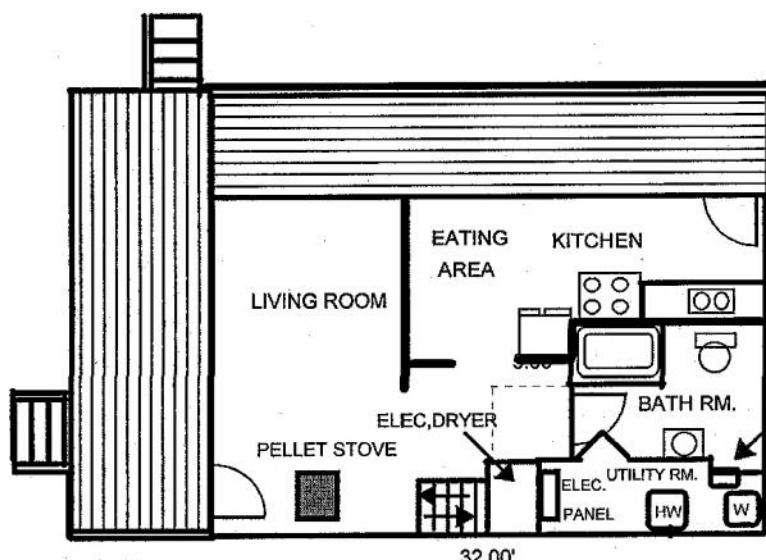
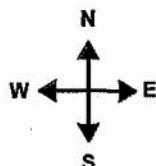
NOTE: THIS IS A REFERENCE SKETCH, ALL INFORMATION SUBJECT TO
VERIFICATION.

DRILLED WELL -
TAX PARCEL IDENT, 80'

343.00-1-48

TOWN OF MINA

CONSTRUCTED IN
2000



FIRST FLOOR

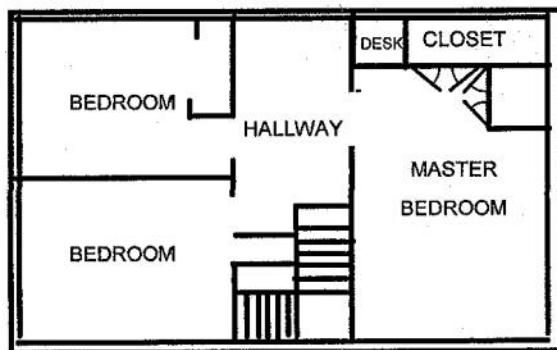
AREA OF
SEPTIC SYSTEM



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10438 Main Street
#1 Alexander Findley Square
P. O. Box 496
Findley Lake, NY 14736-0496
findleylakeproperty@gmail.com

(716) 769-7300
Fax (716) 769-7341 Toll Free 1-868-876-4999
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SECOND FLOOR

SKETCH 1 OF 2

SKETCH ADDENDUM

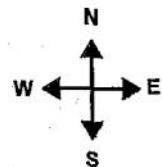
File No. 90042-1

MATHEW J. JR. & ANNE J. CARRIG

Property Address	9758 BAILEY HILL ROAD	State	NEW YORK	Zip Code	14736
City	FINDLEY LAKE	County	CHAUTAUQUA		
HOWARD & ASSOCIATES REAL ESTATE		Address	10438 MAIN STREET, FINDLEY LAKE, N.Y., 14736		

NOTE:

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TAX PARCEL IDENT.

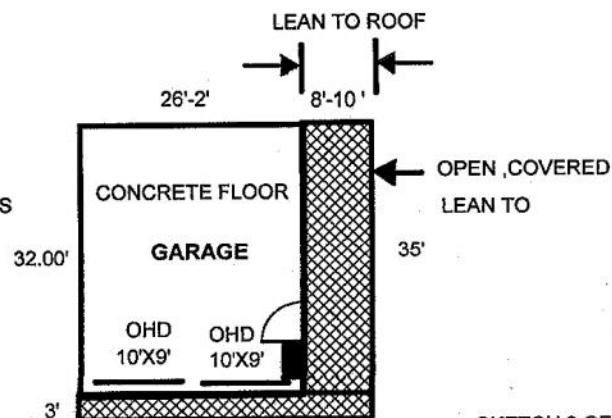
343.00-1-48

TOWN OF MINA

STEEL WALL PANELS

STEEL ROOF

CONSTRUCTED IN - 2013

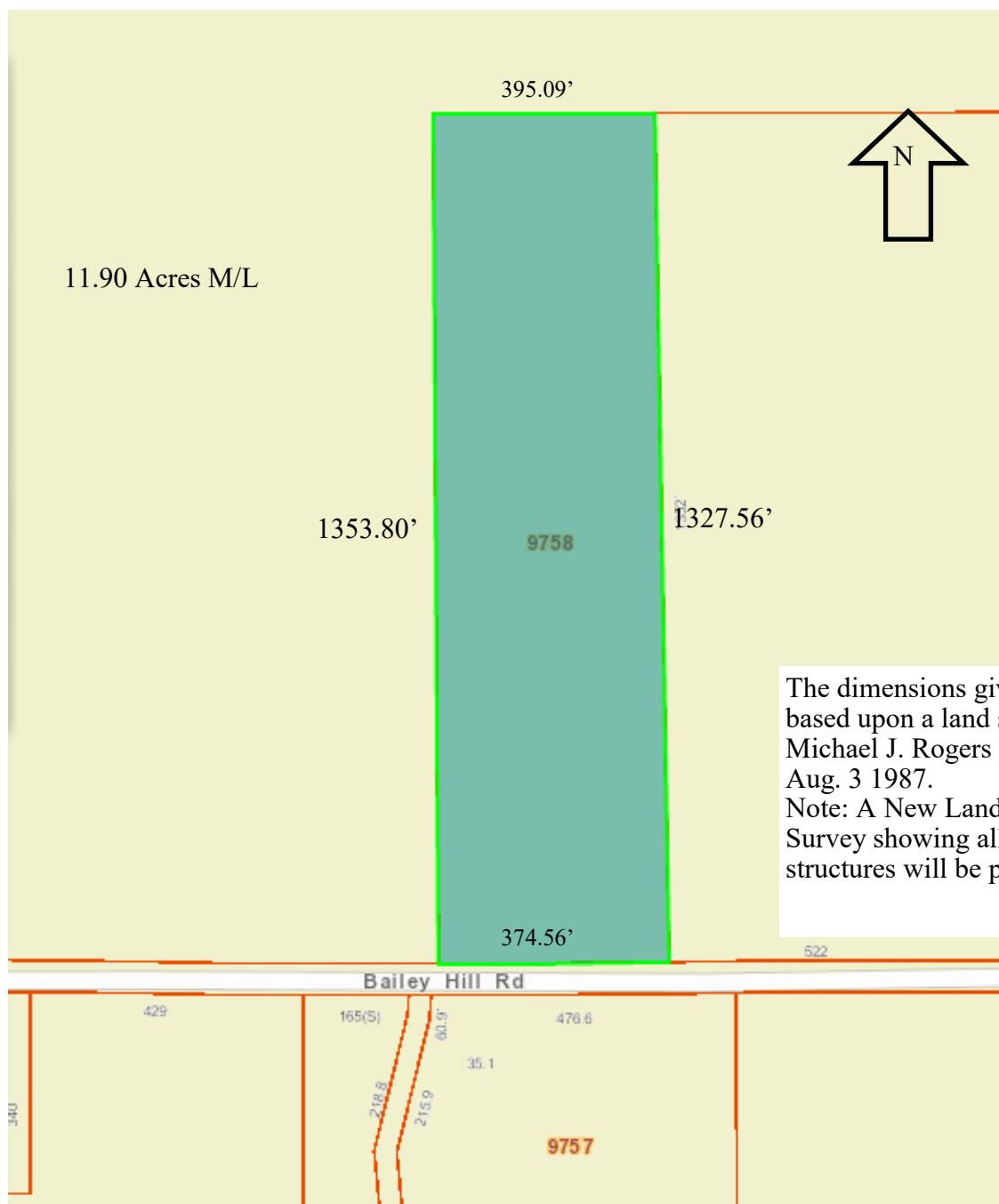


SKETCH 2 OF 2

Tax Map for Parcel 343.00-1-48

9758 Bailey Hill Rd. Findley Lake, NY 14736

NOTE: This is **not** a survey. All dimensions are approximate and are required to be validated by a current land plot survey. The map is part of the Chautauqua County GIS Tax Reference Map System for the Town of Mina.



FINDLEY LAKE, NY

TOWN OF MINA, CHAUTAUQUA COUNTY, N.Y.

The Hamlet of Findley Lake is situated on the western boarder of New York State. Findley Lake was formed by the damming of two ponds in 1815, covering an area of approximately 300 acres. The water level is controlled by a dam with a summer elevation of 1420 feet above sea level and is lowered 32 inches for a winter level.

FINDLEY LAKE YESTERDAY AND TODAY

Findley Lake, the name alone means so much to those who have spent any amount of their time on and around its shores. But why? Can it be just the restful lapping of the cooling waters, or the gentle breeze through the flowers and trees? No, I think there's more. Its history is ever changing. From when a young man of Scot-Irish decent came from Ireland searching for a place to raise a family and finding just that site purchased it in 1811. He then went off to war and returned in 1815 to start his mill, then built his home in 1816. By the building of the dam for the mill it created a large pond and was known as Findley's Pond, then later Findley's Lake. The settlement sprung up around the mills, hotels, several stores, churches, and schools. Fires tried to destroy it but it kept springing back. We had our own Little Chautauqua. Its name, Lakeside Assembly, started in 1895 and ran through 1915.

Steamboats in the summer and horse races in the winter, those are all memories now. The lake today still has its activities, the town is growing with changes. So we are again making History!

Article provided by Findley Lake Town Historian - Mrs. Paul (Sharon) Scarem

Howard & Associates, Real Estate-Appraisals-Auctions, All Types of Insurance, the firm serving Western New York and Northwestern Pennsylvania, marketing homes, vacation homes, lake front homes, business, commercial and industrial properties. Our firm specializes in the marketing of farms, land and timberland. We market Real Estate throughout New York, Pennsylvania, Ohio and Canada.

Our firm also does land developments in addition to offering complete design and construction services, meeting all local and state regulations in the states of New York and Pennsylvania. We are also agents for a complete line of manufactured housing.

In addition, we offer complete auction services through our associated firm, Howard & Reimold, specializing in farms, real estate, estates, commercial and industrial plants, construction and industrial equipment.

Please call anytime for a free consultation or market analysis at (716) 769-7300 or 1-888-876-4999. Our staff is ready to serve you.

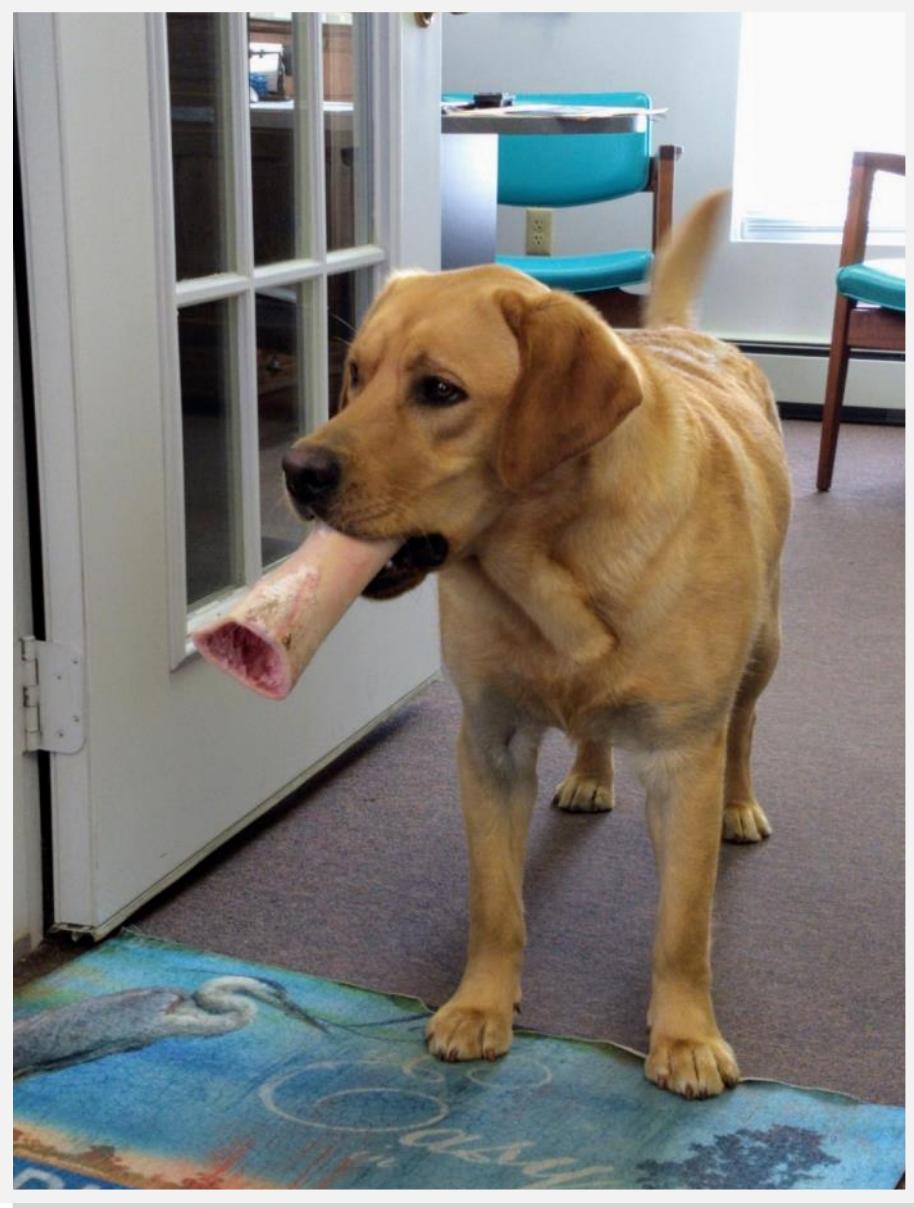
Our firm has been providing all types of real estate services since 1974 with its staff totally involved with the communities it serves.

NOTE: Howard & Associates believes all material to be correct, but assumes no legal responsibility for its accuracy or for the accuracy of its representation.



Licensed and Bonded in NY, PA and OH

Introducing our latest staff member: Fisher



When I'm not in the office chewing on my bone, I'm out inspecting property all around Findley Lake! I'm sure glad spring is just around the corner when all the people arrive at their homes and I can enjoy my favorite past time of swimming in the lake or riding in the boat.

On March 12th 2019 I became a 2 year old English Lab, I'm full of energy and always getting into something!

On October 18th 2019 I received the Fire Dog of the Year Award from the Findley Lake Volunteer Firemen's Association.

Our Staff

Serving Western NY (Southern Tier), North Western PA & North Eastern Ohio Since 1974



Peter S. Howard



Vicky Altman



E. Stephen Denny



Stephen L. Card



Kerry Mulkearn

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E. Stephen Denny-Corp. Broker/Auctioneer	(814)881-6411	31DE0892852
Peter S. Howard-Associate Broker, Auctioneer	(716)499-7447	10311200994
Mary Jane Adamaszek	(814)882-1950	10301213650
Vicky Altman– Real Estate Sales	(716)450-7164	40AL1059973
Craig W. Breter-Real Estate Sales	(716)769-7565	40BR0725326
Stephen L. Card– Real Estate Sales	(814)873-0586	10401254442
Kerry Mulkearn– Real Estate Sales	(814)323-0815	40MU1029137
Stephen M. Card– Office Manager	(716)769-7300	
Main Office Number	(716)769-7300	

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Corporate License in OH: BRK-243528