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Dedicated to the Quality of Service You Have Come to Expect

Proudly presents...

2424 Warren Ave.
Findley Lake, NY 14736

Premier 2 Story Lake Front Home with Attached Two Car Garage
3 Bedrooms * 2 & 1/2 Bathrooms
129 Feet Of Lakefront * 102 Feet Dock & Board Walk
With Boat Docks

EXCLUSIVELY OFFERED BY HOWARD & ASSOCIATES REAL ESTATE

OFFERING PRICE: $785,000

REALTOR®

10438 Main Street, #1 Alexander Findley Square
P.O. Pox 496, Findley Lake, New York 14736-0496
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(716) 769-7300 • FAX (716) 769-7341
E-mail: findleylakeproperty@gmail.com • http://www.findleylakeproperty.com

EQUAL HOUSING OPPORTUNITY

AMENITIES

- Home constructed in 1999 by Turner Custom Builders to exacting quality standards of construction and finish through out.
- The attention paid to detail and the use of the highest quality of materials and fixtures is visible throughout the interior of the home. Kohler fixtures, Peach Tree doors and windows with life time warranty, Baldwin Brass handles and locks, Cherry kitchen cabinets by Candlelight, with granite tops, Corian sinks, Cherry cabinetry throughout. Master bath has claw foot bathtub and oversized shower with frameless glass enclosure and door. The shower is done in imported tumbled marble from Italy.
- First floor designed with nine foot ceiling with two story great room providing breath taking views of the lake from both floors.
- Second floor guest bedroom has walk out second floor deck with view of the lake, also providing a great lace to relax in privacy.
- Custom made Cedar trim wood work throughout.
- Fireplace is a two story field stone wood burning fireplace with gas starter. Custom glass doors and a special made damper controlled by the outside air.
- The great room finished with a wood floor with the ceiling in aspen wood providing a rich and comfortable are to entertain and relax in.
- Beautiful screened in sun room off the dining area, provides a wonderful dining and entertaining experience, whether or not its breakfast, lunch or dinner.
- Oversize two car garage provides ample space for the storage of general household support supplies, yard tools and equipment.
- Back up stand by power generator automatically provides essential power within 10 seconds of a power failure.
- A Sun Star Spa (Hot Tub) is located on the lakeside front porch for relaxation and entertainment.
- A fully finished second floor storage room /bedroom.
- The location of the home with water on three sides provides a spectacular setting on the lake with no other equal.
- Home designed for comfortable year around or vacation living.
- Exterior of home finished to provide low on going maintenance.
- Perimeter security lighting system controlled from key of inside locations.
- State of art security system covering inside motion, doors, smoke, fire, low temperature and inside night security.
-

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.
- Short drive to **Clymer, NY** with it's many shops and restaurants including the **Necker's General Store** which has been offering groceries, fresh cut meats, made-to-order pizzas/subs, home decor, and apparel since 1910. The **Dutch Village Restaurant** offers everyday style food made from fresh, natural ingredients from local farms reminiscent of Mom's home cooking. In addition there is the Clymer Methodist Church and the Clymer Reformed Church.

PROPERTY DETAILS

Shown By Appointment With 24 Hour Notice
Approximate Lot Size: 129' Lakefront Feet,
102' Board Walk Feet, x 105'x 59.6'x 32.9'x 225'x 102'x 2'x 8'-1"x 40.34'x 41.73'x 45'-0"

Construction: Wood Frame
Age: 14 Years (Constructed in 1999)

Approximate Square Footage:

First Floor:	1455 Sq. Ft
Second Floor:	1268 Sq. Ft.
Total Approx. Sq. Ft.:	2723 Sq. Ft.
Attached Two Car Garage:	600 Sq. Ft.

Approximate Taxes: (2 Parcels)

2023 Town & County:	$ 6,148.57
2022-2023 School Tax:	$ 7,400.64
Approx. Total Taxes:	$13,549.21

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: 13'x 11'-8"
- Dining Area: 13'-3"x 14'-6 1/2"
- Living Room: 18'-5"x 15'-9"
- Screened In Porch: 14'-6"x 11'-6"
- Utility Room: 6'x 7'-3 1/2"
- Half Bathroom: 5'x 7'-3"
- Master Bedroom: 17'-8"x 12'-8"
- Master Bathroom: 12'-3"x 10'-3"
- Entry Hallway: 12'-5"x 6'-4"

SECOND FLOOR:
- Bedroom: 12'x 14'-2"
- Bedroom: 10'-3"x 14'-3"
- Bathroom: 8'x 10'-5"
- Loft Sitting Room: 12'x 11'-6"

PROPERTY DATA

Zoning: R-II Lakeside Residential
Tax Parcel ID: 359.18-1-22 & 23
Property Assessment: $502,800 (2 Parcels)

School District: Clymer Central School
Township: Mina
County: Chautauqua

Deed Reference:
Book 2022 Page 5928 Filed 9/9/2022
Title Search: Current Title Search To Be Furnished By Sellers
Survey Reference:
Michael J. Rodgers, L.S., PC
Philip E & Gretchen Schumacher
2424 Warren Ave.
Findley Lake, NY
Date, June 9, 2006

Owner Of Record: Stephen E. DeJohn
Possession: Deed Recording
Legal Representative:
Attea & Attea, P.C.
Attorney Nick Tuttle
11 Main St, Hamburg, NY 14075
(716) 648-7000

Furnishings Included: Fully Furnished as Inspected
Note: The Furnishings included are included with no increase in purchase price, which nevertheless must be left.

Appliances Included:
- Maytag Dishwasher
- Five Star Natural Gas Commercial Range/Oven With Grill
- Samsung Side By Side Refrigerator/Freezer
- GE Microwave
- GE Stacker Model Washer/Electric Clothes Dryer
- Insinkerator Garbage Disposal

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

BUILDING STRUCTURE INFORMATION

Basic Structure Size: Starting at the North East Corner (Clockwise) 28'-1"x 37'-2"x 12'x 15'-1"x 66'-3"x 24'-6"x 21'-4"
Reference Sketches: 4045 / 1, 2 & 3 , & 4&5
Basement: Full, concrete block walls and floor.
Note: Clear height 5'-0"
Note: Basement has access door to garage.
Siding: Dbl., 5" Vinyl Clapboard, Color Beige
Roof: Asphalt Fiberglass Shingle
40 Year Elk Architecture Shingle
Outer Walls: 2" x 6"
Facia: Aluminum, Color-Beige
Soffitt: Aluminum, Ventilated, Color-Beige
Windows: Peachtree, Lifetime Warranty
Doors: Peachtree, Steel Insulated, Lifetime Warranty
Garage: Inside 23'-1" Wide x 25'-3" Deep
Overhead Garage Doors: Clopay, 9'x 8', Metal Clad, Insulated With Lift Master Electric Door Operators.
Gutters & Downspouts: Aluminum, Color Beige
Driveway: Concrete
Lakefront Break Wall: Combination of Natural Stone & Railroad Ties.
Lakefront Porch: 12'x 37'-3 1/2" Decking, Trex With Life Time Warranty.
Lakefront Board Walk: Wood Decking, 2"x 6", 5'-11"x 138.5 Lineal Ft.
Boat Docks & Ski Doo Ramp: Wood Decking, 2"x 6"
Wood Frame Utility Storage Building: 12'-4"x 8'-3"

UTILITIES

◊ *Sanitary Sewage:* Onsite Septic Sewage System. Chautauqua County Dept. Of Health Approved System Permit No. PSN-66-03-99

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 Well, 6" case, approx. Depth 60 Ft
◊ *Water System:* Rain Soft Water Softner
◊ *Hot Water:* Two (2) A.O. Smith natural gas 40 gal. hot water tanks.
◊ *Electric Service:* 200 Amp. Square "D" 42 circuit breaker load center, plus a Square "D" 60 Amp. 14 circuit breaker load center dedicated to the 100 Amp. Transfer switch serving the natural gas, Generac Power System.
◊ *Heating: Luxair forced air natural gas furnace with a Luxair Mod. HABA-FO48SA air conditioner furnace equipped with Carrier Humidifier.*
GARAGE: Modine ceiling suspended natural gas fire unit heater.
◊ *Natural Gas Provider:* N.E.A. Cross Gas Of NY
◊ Electric Provider: National Grid Power Corp.
◊ Telephone Provider: Spectrum, Consolidated Communications.
◊ TV Provider: Spectrum, Direct TV, Dish Network
◊ *Internet Provider:* Spectrum 716-664-7310, Consolidated Communications

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. **Fireplace Inspection**: It is the recommendation of Howard & Associates that before operating any home with a wood burning fireplace that it be inspected by a certified fireplace inspector to ensure it's safe operating condition.
8. Flood Plain Insurance Disclosure:

It is the opinion of Howard & Associates Real Estate the parcel **is in** the flood plain. It is the responsibility of the purchaser/purchasers to verify and satisfy themselves of this opinion.

Community: Town of Mina
Map No: 3613710025B
Panel: 0025
Zone: AE
Map Revised: January 2, 2003

NOTE: It is recommended before purchasing a property that may require flood insurance, that you contact your proposed lending institution and insurance provider for a price quotation.

FOR VIEWING APPOINTMENT CONTACT:
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716-769-7341 Fax
Email: findleylakeproperty@gmail.com
Website: www.findleylakeproperty.com

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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.

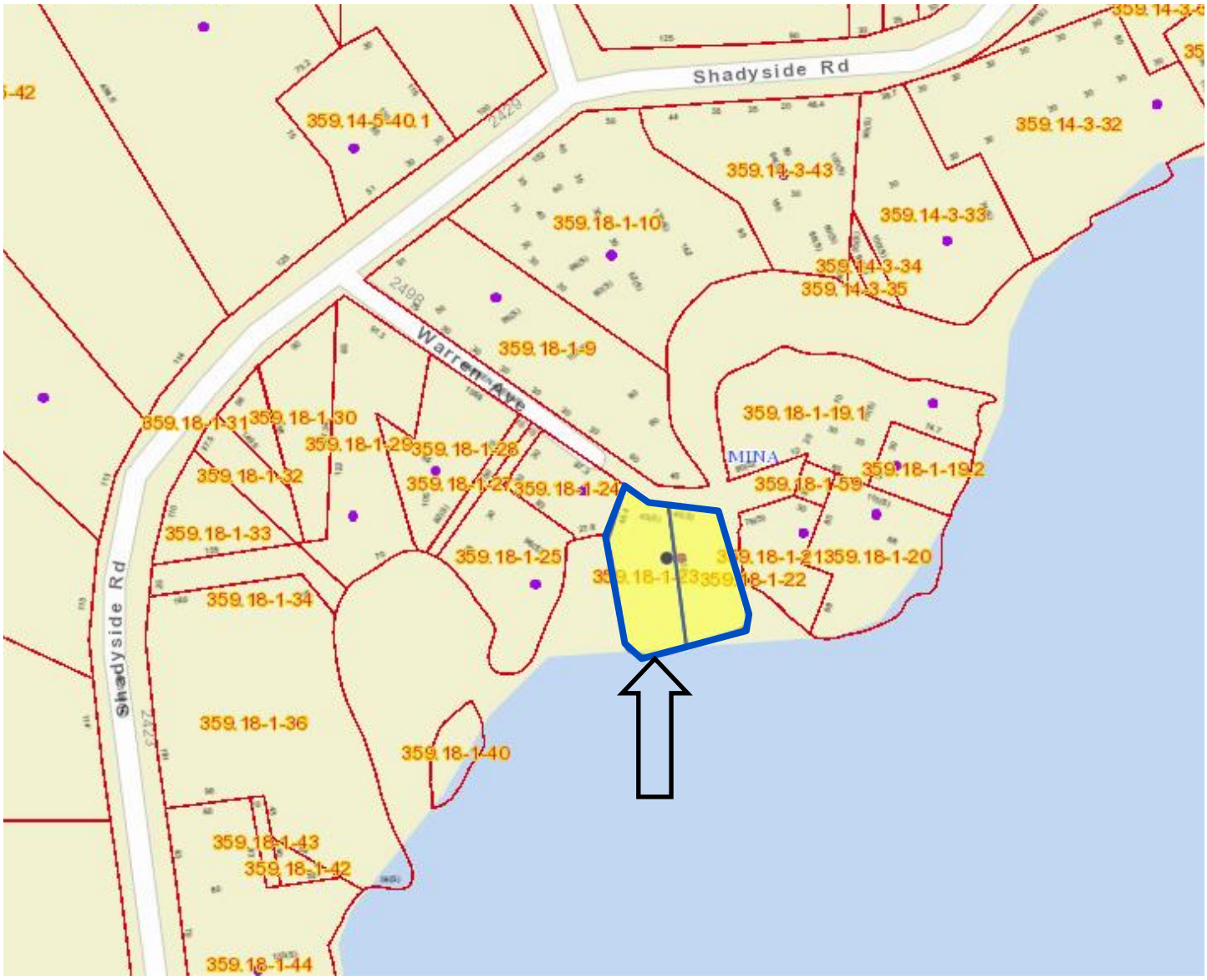
NOTE : Howard & Associates Real Estate—Appraisals—Auctioneers believes all information to be accurate but subject to verification.

LAKE HOUSE

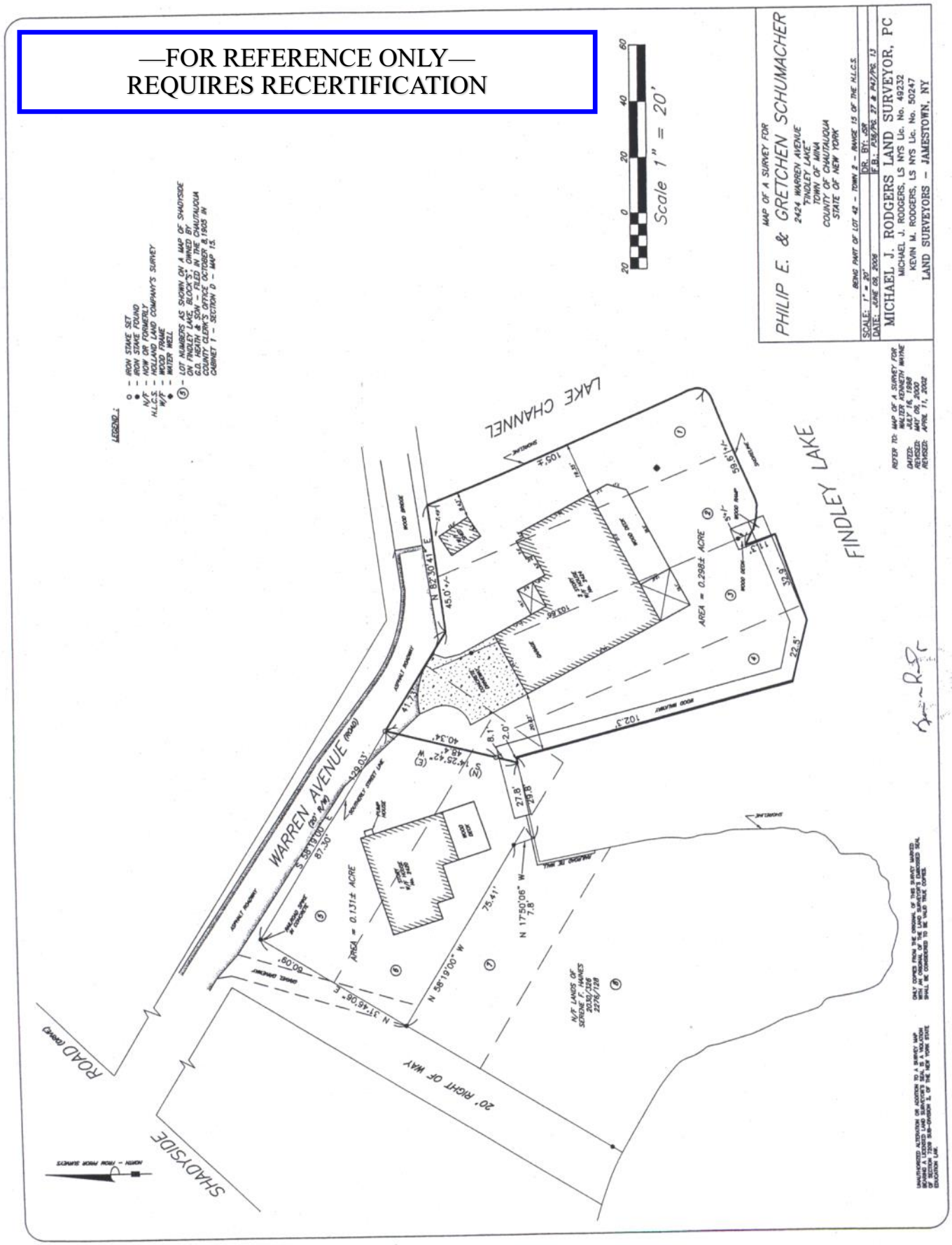
LAKE HO

Tax Map for Parcel 359.18-1-22 & 23

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.



—FOR REFERENCE ONLY—
REQUIRES RECERTIFICATION



SKETCH ADDENDUM

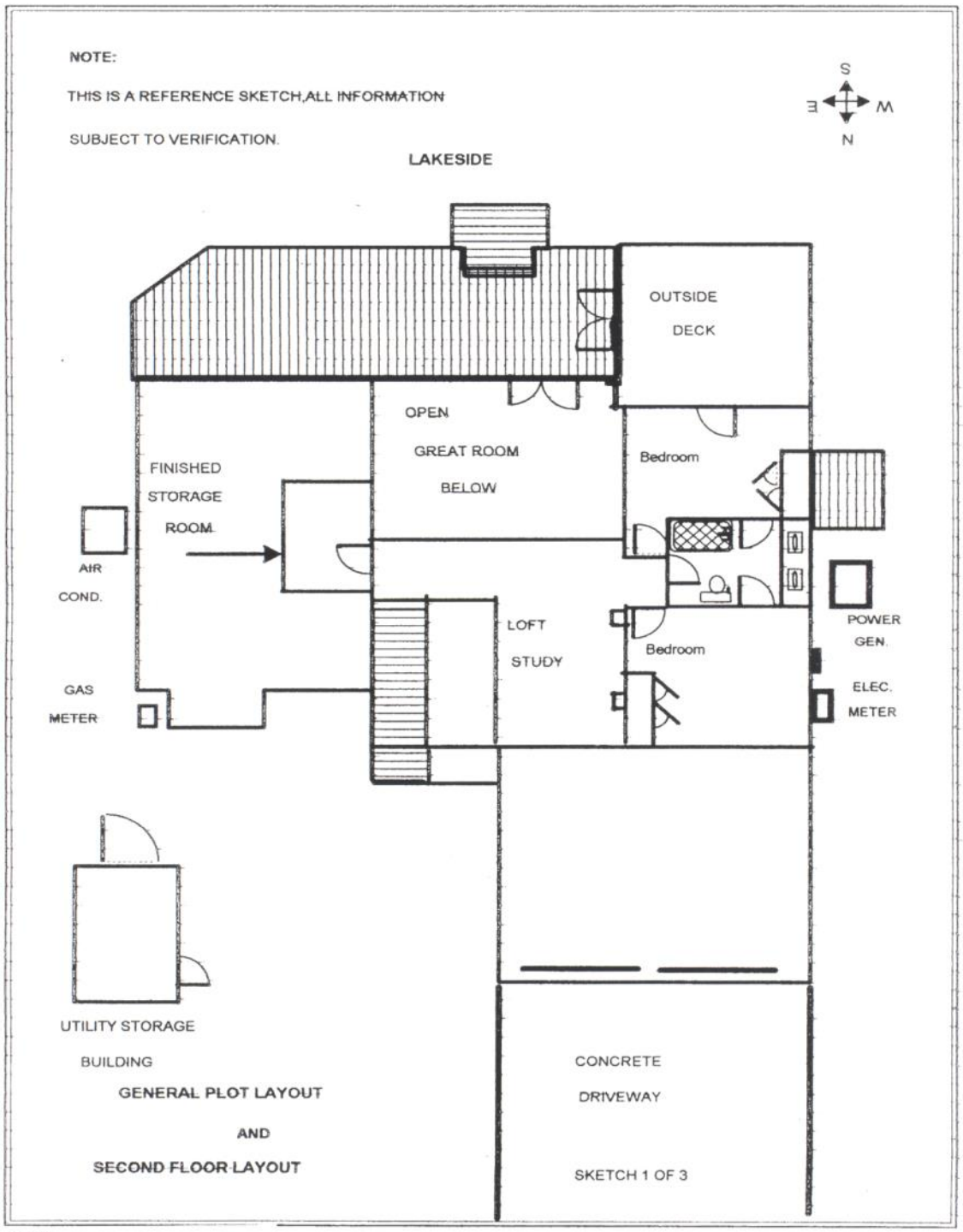
File No. 4045-1

KENNTH W. & LINDA J. WAYNE

Property Address 2424 WARREN AVE.

City FINDLEY LAKE County CHAUTAUQUA State NEW YORK Zip Code 14736

HOWAQRD & ASSOCIATES REAL ESTATE Address 10438 MAIN STREET,FINDLEY LAKE,N.Y.,14736



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Findley Lake, NY 14736-0496
E-mail: findleylakerealty@findleylake.com

SKETCH ADDENDUM

File No. 4045-2

W KENNTH & LINDA J. WAYNE

Property Address 2424 WARREN AVENUE

City FINDLEY LAKE County CHAUTAUQUA State NEW YORK Zip Code 14736

HOWARD & ASSOCIATES REAL ESTATE Address 10438 MAIN STREET,FINDLEY LALE,N.Y.,14736

NOTE:

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SUBJECT TO VERTIFICATION.

S

E W

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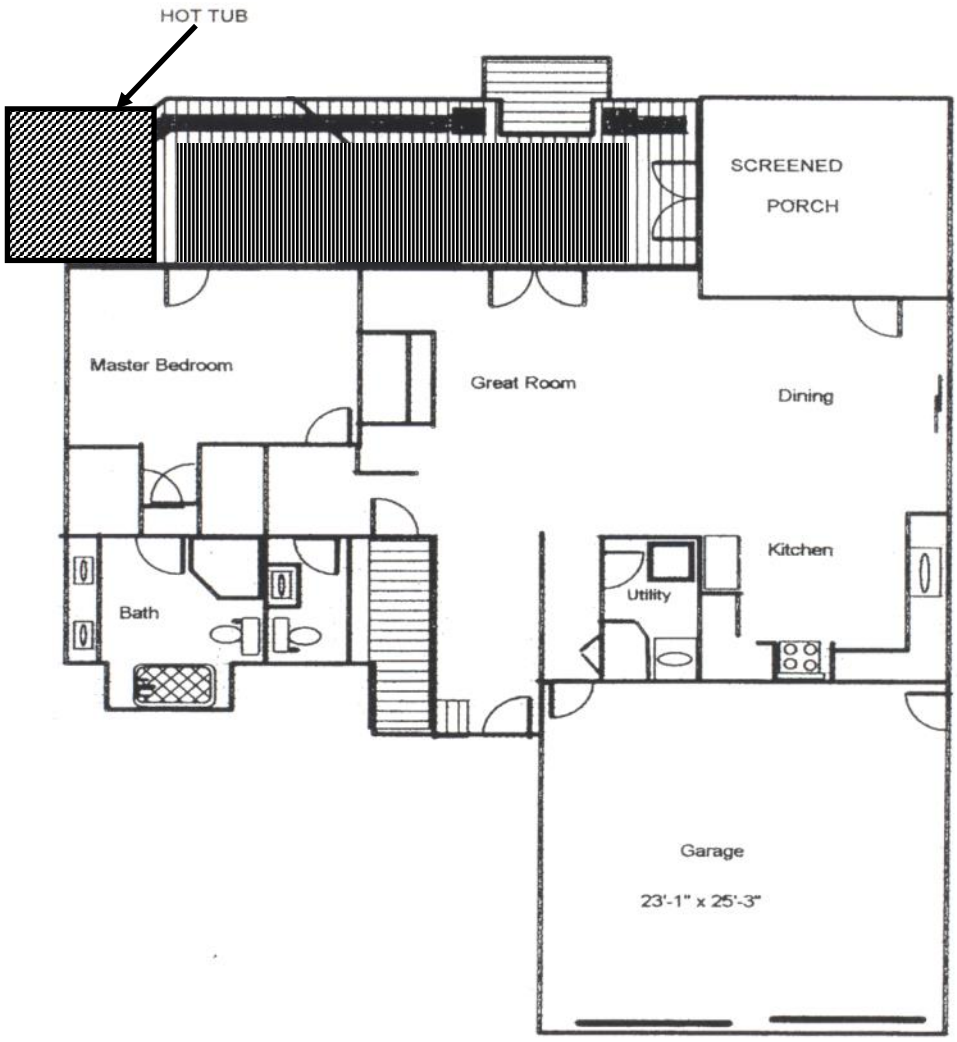
LAKESIDE



SKETCH 2 OF 3

FIRST FLOOR LAYOUT

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SKETCH ADDENDUM

File No. 4045-3

KENNTH W. & LINDA J. WAYNE

Property Address 2424 WARREN AVENUE

City FINDLEY LAKE County CHAUTAUQUA State NEW YORK Zip Code 14736

HOWARD & ASSOCIATES REAL ESTATE Address 10438 MAIN STREET,FINDLEY LAKE,N.Y.,14736

NOTE:

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SUBJECT TO VERIFICATION.

S

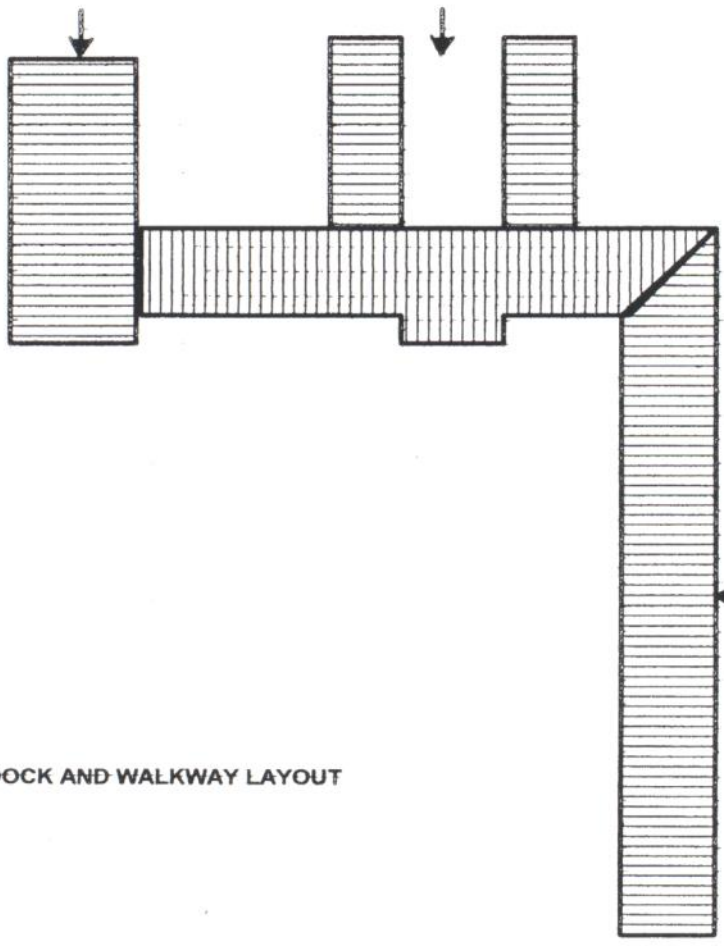
E W

N

APPROX. 36.5 FT. DOCKAGE

SKI DOO RAMP

PONTON BOAT SLIP



APPROX.

102.5FT.

BOAT

DOCKAGE

DOCK AND WALKWAY LAYOUT

SKECTK 3 OF 3

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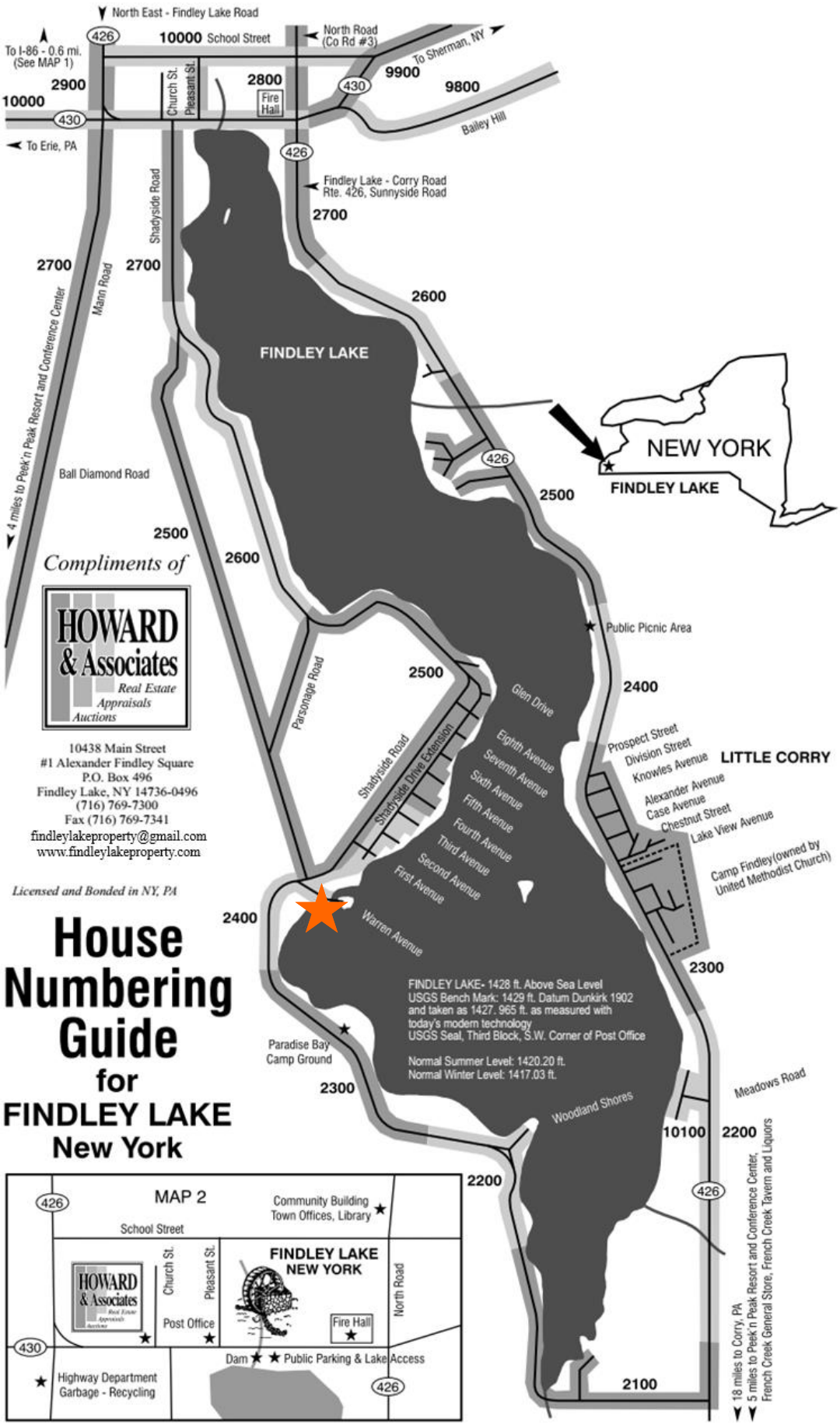
North East - Findley Lake Road
To I-86 - 0.6 mi. (See MAP 1)
426
10000 School Street
North Road (Co Rd #3)
To Sherman, NY
9900
9800
2900
10000
2800
Fire Hall
Church St.
Pleasant St.
430
Bailey Hill
To Erie, PA
Findley Lake - Corry Road Rte. 426, Sunnyside Road
Shadyside Road
2700
Mann Road
4 miles to Peek'n Peak Resort and Conference Center
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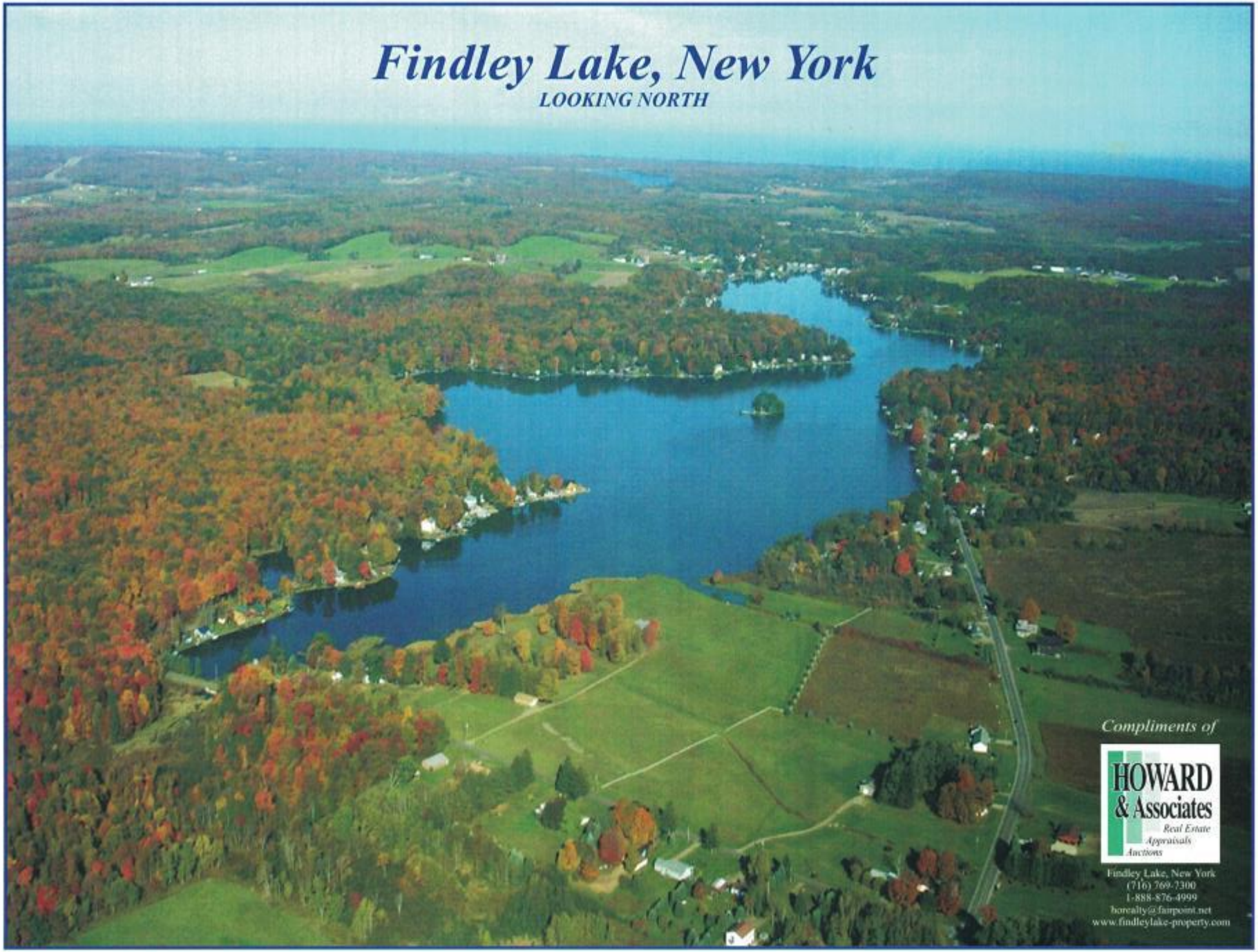
Parsonage Road
Shadyside Drive Extension
Glen Drive
Eighth Avenue
Seventh Avenue
Sixth Avenue
Fifth Avenue
Fourth Avenue
Third Avenue
Second Avenue
First Avenue
Warren Avenue
Prospect Street
Division Street
Knowles Avenue
LITTLE CORRY
Alexander Avenue
Case Avenue
Chestnut Street
Lake View Avenue
Camp Findley(owned by United Methodist Church)
FINDLEY LAKE- 1428 ft. Above Sea Level
USGS Bench Mark: 1429 ft. Datum Dunkirk 1902 and taken as 1427. 965 ft. as measured with today's modern technology
USGS Seal, Third Block, S.W. Corner of Post Office
Normal Summer Level: 1420.20 ft.
Normal Winter Level: 1417.03 ft.
Paradise Bay Camp Ground
Meadows Road
Woodland Shores
10100
2200
2100
18 miles to Corry, PA
5 miles to Peek'n Peak Resort and Conference Center, French Creek General Store, French Creek Tavern and Liquors
House Numbering Guide for FINDLEY LAKE New York
MAP 2
Community Building Town Offices, Library
School Street
FINDLEY LAKE NEW YORK
Post Office
Fire Hall
North Road
Dam
Public Parking & Lake Access
Highway Department Garbage - Recycling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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

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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. Our staff is ready to serve you.

Our firm has been providing all types of real estate services for over 40 years 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.

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Peter S. Howard

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Kerry Mulkearn– Real Estate Sales	**(814)323-0815**	**40MU1029137**
Stephen M. Card– Office Secretary	**(716)769-7300**	

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Main Office Number: 716-769-7300