

HOWARD
& Associates
Real Estate
Appraisals
Auctions

Dedicated to the Quality of Service You Have Come to Expect

Proudly presents...

**2608 Shadyside Rd.
Findley Lake, NY 14736**



**2 Story Lakefront House with Gravel Beachfront
5 Bedrooms & 2 Full and 2 Half Baths
—House is in Turn-Key Condition and Fully Furnished—
2 Car Detached Garage
*Check out Visual Tour***

OFFERING PRICE: \$745,000



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

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

Licensed and Bonded in New York & Pennsylvania
(716) 769-7300 • FAX (716) 769-7341



**EQUAL HOUSING
OPPORTUNITY**

AMENITIES

- ◆ Spacious interior with tall ceilings and multiple bedrooms can comfortably accommodate several families and their cars for a vacation getaway.
- ◆ The large blacktop parking area next to the garage can easily accommodate 8 cars.
- ◆ 95 feet of gravel beachfront and extensive docking facilities makes this a perfect home for the family that loves water sports and swimming in a clean environment.
- ◆ High Velocity Heating/Air Conditioning System
- ◆ With Laminate Flooring, Quartz Countertops, Pedestal Sinks, TEK Decking, this property was designed with state of the art quality construction.
- ◆ The home is located in a quiet section of Findley Lake on Shadyside Rd.

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.

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.

PROPERTY DETAILS

Shown By Appointment With 24 Hour Notice
Approximate Lot Size: 83'x85' with 95 lakefront feet M/L

Construction: Wood Frame
Age: 29 Years (1994 Est.)

Approximate Square Footage:

First Floor: 1291 Sq. Ft.
Second Floor: 1243 Sq. Ft.
Approx. Total Sq. Ft.: 2534 Sq. Ft.

Approximate Taxes (All Parcels):

2023 Town & County: \$ 3828.80
2022-2023 School Tax: \$ 4608.47
Approx. Total Taxes: \$ 8437.27

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/Dining (Open Floor Plan): 29-6x16-8
- Living Room: 31-2x15-5
- Bathroom: 3-10x4-10
- Half Bath: 7-10x4-11
-

SECOND FLOOR:

- Bedroom A: 11-5x10-2
- Bedroom B: 9-7x17-7
- Bedroom C: 11-4x9-10
- Bedroom D: 11-1x10-1
- Master Bedroom: 13-6x15-2
- Bathroom: 5-0x6-10

BASEMENT:

- Basement Bedroom: 19-10x15-7
- Storage Room: 18-10x15-4
- Laundry/Utility Room: 10-2x10-6
- Side Room: 6-2x12-2

PROPERTY DATA

Zoning: R-2, Lakeside
Tax Parcel ID: 359.14-1-8, 3.2, 4, 5, 6
Property Assessment (*All Parcels*): \$ 313,100

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

Deed Reference:

Book 2558 Page 390 Filed 10/29/2004

Title Search: Current Title Search To Be Furnished By Sellers

Survey Reference: Michael D. Masters LLS, Job No. 940613. Dated 6/14/1994

Owner Of Record: Karl C. & June R. Kimmich

Possession: Deed Recording

Legal Representative:

Knox Law Firm.
Attorney Robert Jeffery
33 E Main St North East, PA 16428
814-725-9657
rjeffery@kmgslaw.com

Furnishings Included: Fully Furnished As Inspected with the exception of personal photos and the following items:

- Water Skiis & Equipment
- Wake Boards

Note: The Furnishings included are included with no increase in purchase price, which nevertheless must be left.

Appliances Included:

- ◆ Maytag Refrigerator/Freezer
- ◆ Whirlpool Gas Stove/Oven
- ◆ Whirlpool Microwave
- ◆ Bosch Dishwasher
- ◆ Insinkerator Garbage Disposal
- ◆ Nest Thermostat
- ◆ Gas Fireplace
- ◆ Whirlpool Electric Washer
- ◆ Whirlpool Electric Dryer

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

BUILDING STRUCTURE INFORMATION

- ◆ *Roof: Asphalt Fiberglass Shingle*
- ◆ *Siding: Vinyl Siding*
- ◆ *Facia: Aluminum*
- ◆ *Soffitt: Aluminum*
- ◆ *Windows: Vinyl*
- ◆ *Doors: Steel*
- ◆ *Gutters & Downspouts: Metal*
- ◆ *Basement: Full/ Partially Finished with Exterior Door.*
- ◆ *Garage: 2 Car Garage*
- ◆ *Driveway: Blacktop with drainage system*
- ◆ *TEK Decking with Plastic Railing*
- ◆ *Quartz Countertops*

2 CAR GARAGE

- ◆ *28'6"x24'6"*
- ◆ *Two 7'x9' Doors*
- ◆ *Asphalt Fiberglass Shingle Roof*
- ◆ *Aluminum Facia/Soffit*
- ◆ *Cement Floor*
- ◆ *Blacktop driveway can comfortably accommodate ~8 cars, and has a drainage system.*

UTILITIES

- ◇ *Sanitary Sewage: Onsite Septic Sewage 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 Well*
- ◇ *Water System: Myers Water Pump & Tank with Scale Blaster SB-Elite Water Conditioner*
- ◇ *Hot Water: Rudd Natural Gas 40 Gallon Hot Water Tank*
- ◇ *Electric Service: 200 Amp Service. Square D load center.*
- ◇ *Heating: Weil McLain High Efficiency Natural Gas 5 Zone Furnace with York Air Conditioner.*
- ◇ *High Velocity Heating/Air Conditioning System*
- ◇ *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:

Howard & Associates

Real Estate-Appraisals-Auctions

716-769-7300 Office

716-769-7341 Fax

Email: findlelakeproperty@gmail.com

Website: www.findlelakeproperty.com

NY Broker's License: 109930826

PA Broker's License: SBR001643

Peter S. Howard License NY: 10311200994

Peter S. Howard License PA: SBR001643

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.





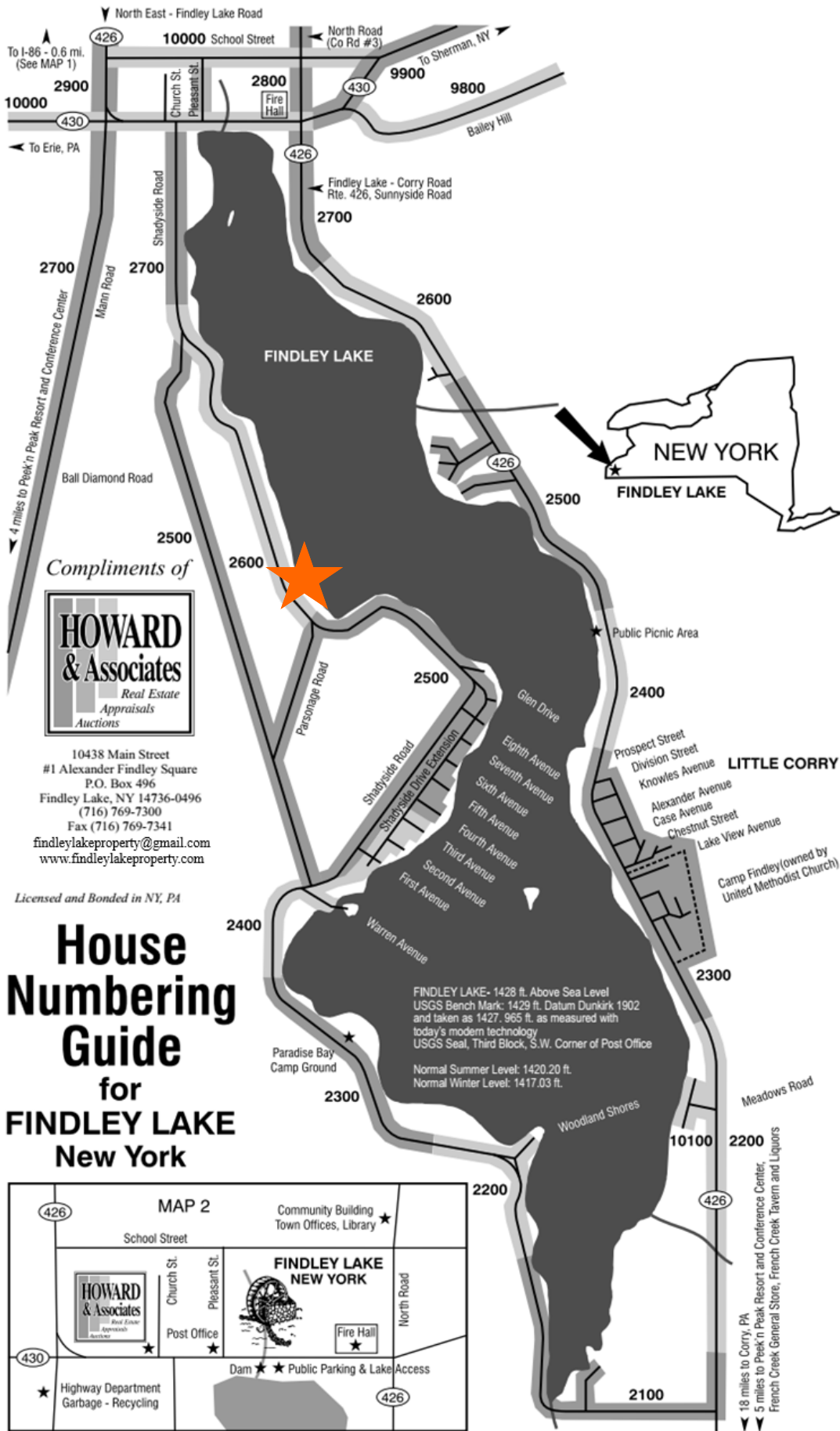












Findley Lake, New York

LOOKING NORTH

Compliments of



Findley Lake, New York
(716) 769-7300
1-888-876-4999
horealty@fairpoint.net
www.findleylake-property.com

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,

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.



Licensed and Bonded in NY, PA and OH

Our Staff

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



Peter S. Howard



E. Stephen Denny



Vicky Altman



Stephen L. Card



Kerry Mulkearn

Dedicated to the Quality of Service You Have Come to Expect

E. Stephen Denny-Corp. Broker/Auctioneer	(814)881-6411	31DE0892852
Peter S. Howard-Associate Broker, Auctioneer	(716)499-7447	10311200994
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 Secretary	(716)769-7300	

NY State Corporate License #: 109930827 ♦ Corporate License in PA: SBR001643

Main Office Number: 716-769-7300