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Real Estate
Appraisals
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Dedicated to the Quality of Service You Have Come to Expect

Proudly presents...

2658 Sunnyside Road
Findley Lake, NY 14736

Year Round Lake Living at its Best
Lakefront Home with Deeded 82 M/L Feet
3 Bedrooms*2Bathrooms*Attached Garage

OFFERING PRICE: $510,000

REALTOR®

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

EQUAL HOUSING OPPORTUNITY

AMENITIES

- <House Specific Amenities>
-

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.
- 60 Minutes to **Ellicottville**, home of **Holiday Valley Ski** area and **Holimont Ski** area. The community of Ellicottville has a large *shopping* area, *community activities*, restaurants, and its own **Ellicottville Brewing Company**.
- Under 2 hours to the award winning **Seneca Casino** in Buffalo, NY along with the world wonder **Niagara Falls** for an unforgettable experience of glitz and glamor in a breathtaking natural setting. Other nearby casinos include the **Seneca Allegany Resort and Casino** at Salamanca, NY approximately 1 hour away right off Interstate 86. Even closer at a 30 minute drive is the **Presque Isle Casino and Downs**, in Erie, PA near the State St. Exit off Interstate 90.

PROPERTY DETAILS

Shown By Appointment With 24 Hour Notice
Approximate Lot Size: 83 X 97, 0.3 acres m/l
Construction: Wood
Age: 54 Years (1970 Est.)
Approximate Total Square Footage:
1519 total square feet
Approximate Taxes:

2023 Town & County:	$ 3579.49
2023-2024 School Tax:	$ 4297.69
Approx. Total Taxes:	$ 7877.18

NOTE: The STAR tax program is available to NY permanent residents. Contact Assessor for the township that property is located in for details.
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 x 8
- Dining Room/Living Room 25 x 14
- Full Bathroom 7 x 6
- Bedroom 10 x 11
- Laundry Room 5 x 5

SECOND FLOOR:

- Master Bedroom with ensuite 12 x 16
- Master Bathroom 12 x 5
- Bedroom 12 x 14
- Bonus Room/Office 14 x 12

PROPERTY DATA

Zoning: R2 Lakeside

Tax Parcel ID: 359.06-3-29 and 40

Property Assessment: $290,000

Lakefront:	$ 39,700
Total:	$329,700

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

Deed Reference:
Book 2019 Page 4482 Filed 7/12/2019
Title Search: Current Title Search To Be Furnished By Sellers
Survey Reference:

Owner Of Record: Michelle L. Hall
Possession: Deed Recording
Legal Representative:
Orton and Orton Attorneys at Law
68 East Main Street
North East, PA 16428
814-357-5724
corton@ortanandorton.com

Furnishings Included:
Full Furnished as inspected. Owners will remove personal property.
Note: The Furnishings included are included with no increase in purchase price, which nevertheless must be left.

Appliances Included:

- Whirpool Electric Stove
- Frigidaire Dishwasher
- GE Microwave
- Whirlpool Refrigerator
- Kitchenaide Washer
- Whirlpool Dryer
- Ice Maker

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

BUILDING STRUCTURE INFORMATION

- *Roof:* Asphalt Shingles
- *Siding:* Wood
- *Facia:* Aluminum
- *Soffitt:* Aluminum
- *Windows:* Vinyl/Wood
- *Doors:* Metal
- *Gutters& Downspouts:* Aluminum with Leaf Guards
- *Basement*: Crawl Space
- *Garage:* Heated Attached One Car 12 x 21
- *Driveway:* Paved
- Boat Dock, Lakeside Deck, and Jet Ski Ramp
- Outdoor Patio with Lakeview
- *Flooring*: Laminate and Carpet
- Newly Landscaped with Retaining Wall in Backyard
- Ample Storage in home and garage
- Second Floor Bonus Room with Balcony and Lakeview

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:* Whirlpool Water Softener

◊ *Hot Water:* Amtrol Hot Water Tank

◊ *Electric Service:* 200 Amp Service.

◊ *Heating:* Hot Water Baseboard Dunkirk Furnace

◊ *Portable A/C Units:* Haier Portable AC Units

◊ *Natural Gas Provider:* N.E.A. Cross Gas Of NY

◊ Electric Provider: National Grid Power Corp.

◊ Telephone/TV/Internet Provider: Spectrum, 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 not** 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: X
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
Listing Agent:
Kerry Mulkearn 814-323-0815
Howard & Associates
Real Estate-Appraisals-Auctions
716-769-7300 Office
Email: findleylakeproperty@gmail.com
Website: www.findleylakeproperty.com
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PA Broker's License: SBR001643
E. Stephen Denny License: 31DE0892852
Kerry Mulkearn License: 40MU1029137

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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.

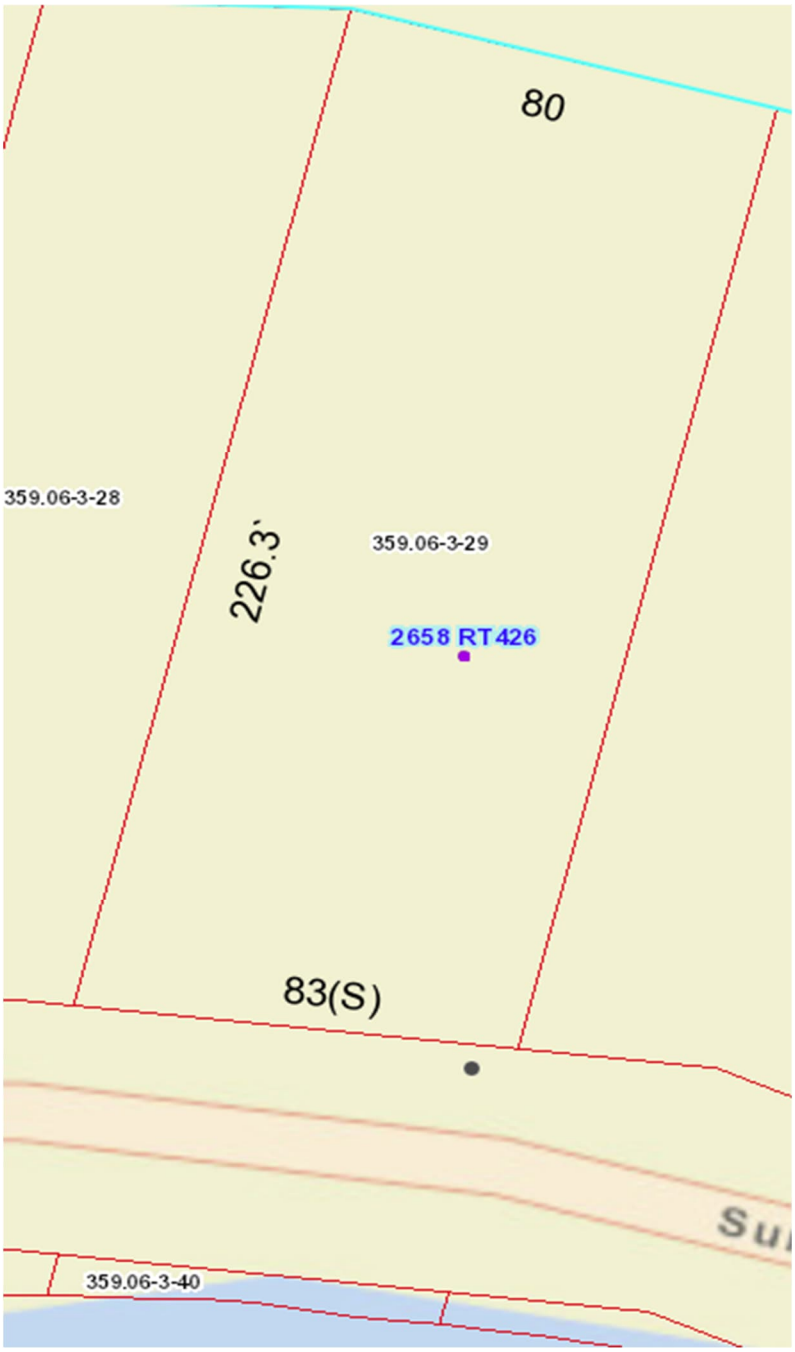
WELCOME
LAKE
HOUSE

WELCOME
LAKE
HOUSE
Lovin' life
AT THE
LAKE

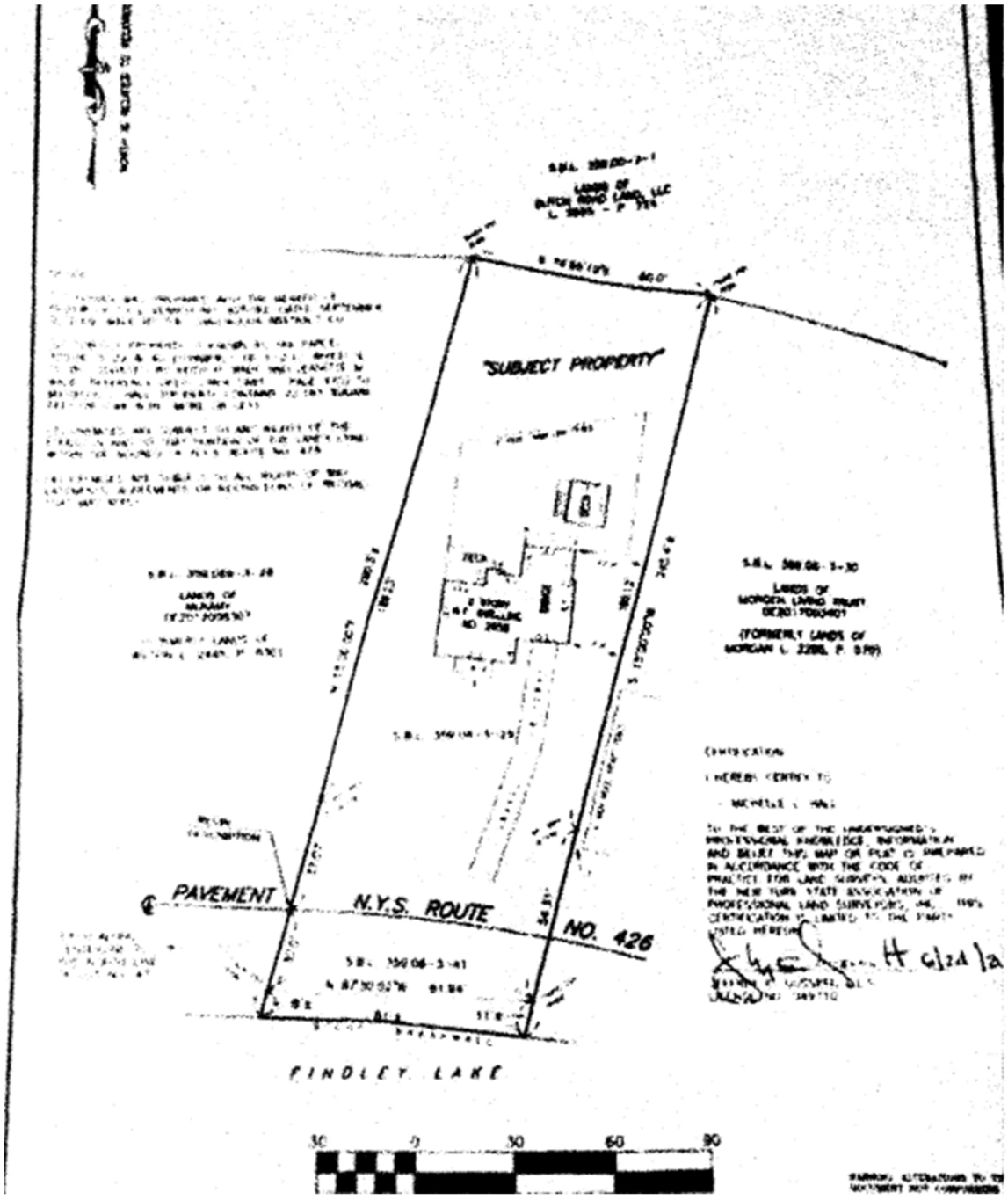
Tax Map for Parcel 359.06-3-29 and 40

2658 Sunnyside Road, Findley Lake, NY 14736

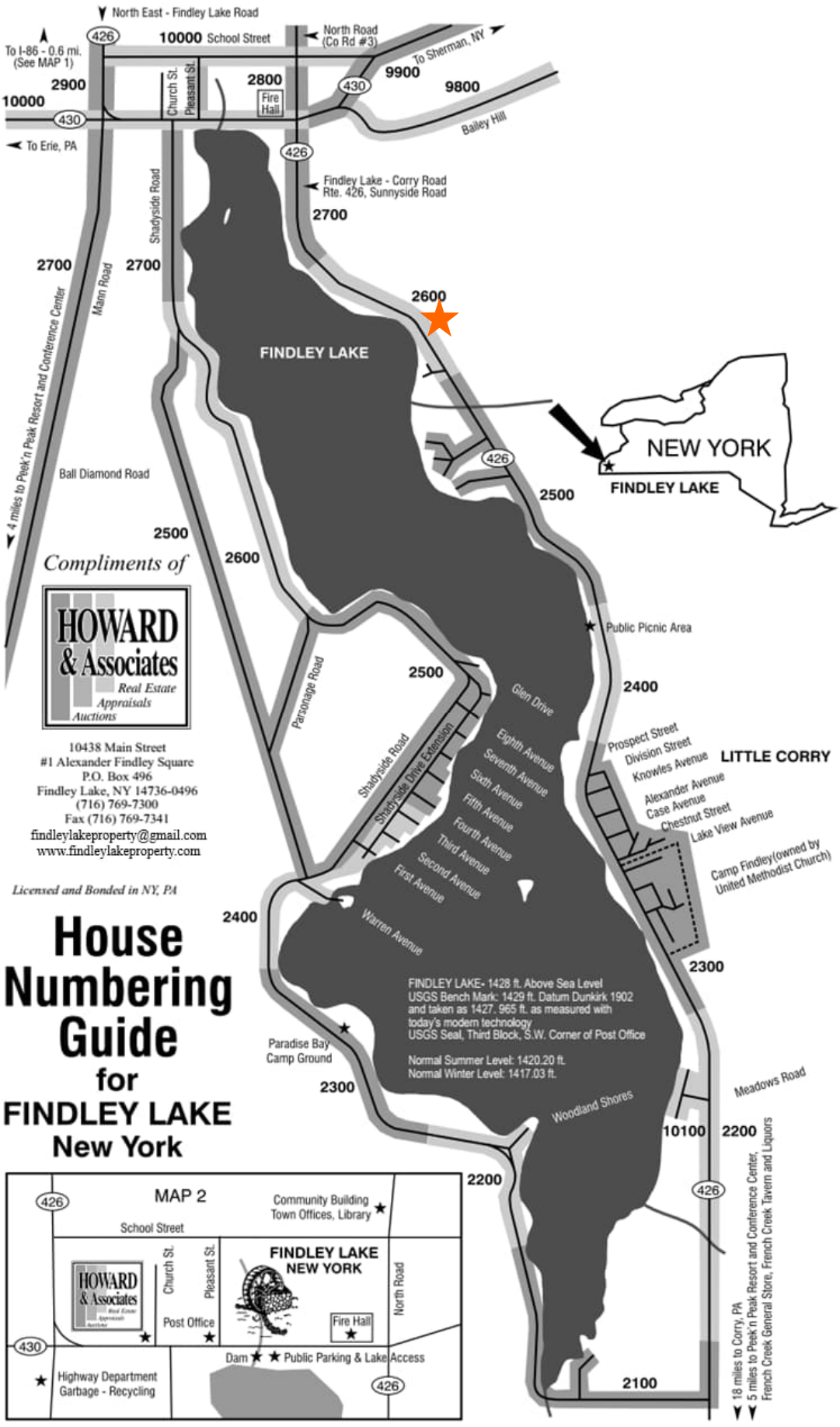
NOTE: This is **not** a survey. All dimensions are approximate and are required to be validated by a current land plot survey. The map is part of the Chautauqua County GIS Tax Reference Map System for the Town of Mina.



RESERVED FOR SURVEY
2658 Sunnyside Rd., Findley Lake, NY 14736
Tax ID Parcel 359.06-3-29 and 40



—FOR REFERENCE ONLY—
REQUIRES RECERTIFICATION


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
2700
Shadyside Road
Mann Road
4 miles to Peek'n Peak Resort and Conference Center
2600
FINDLEY LAKE
NEW YORK
FINDLEY LAKE
Ball Diamond Road
2500
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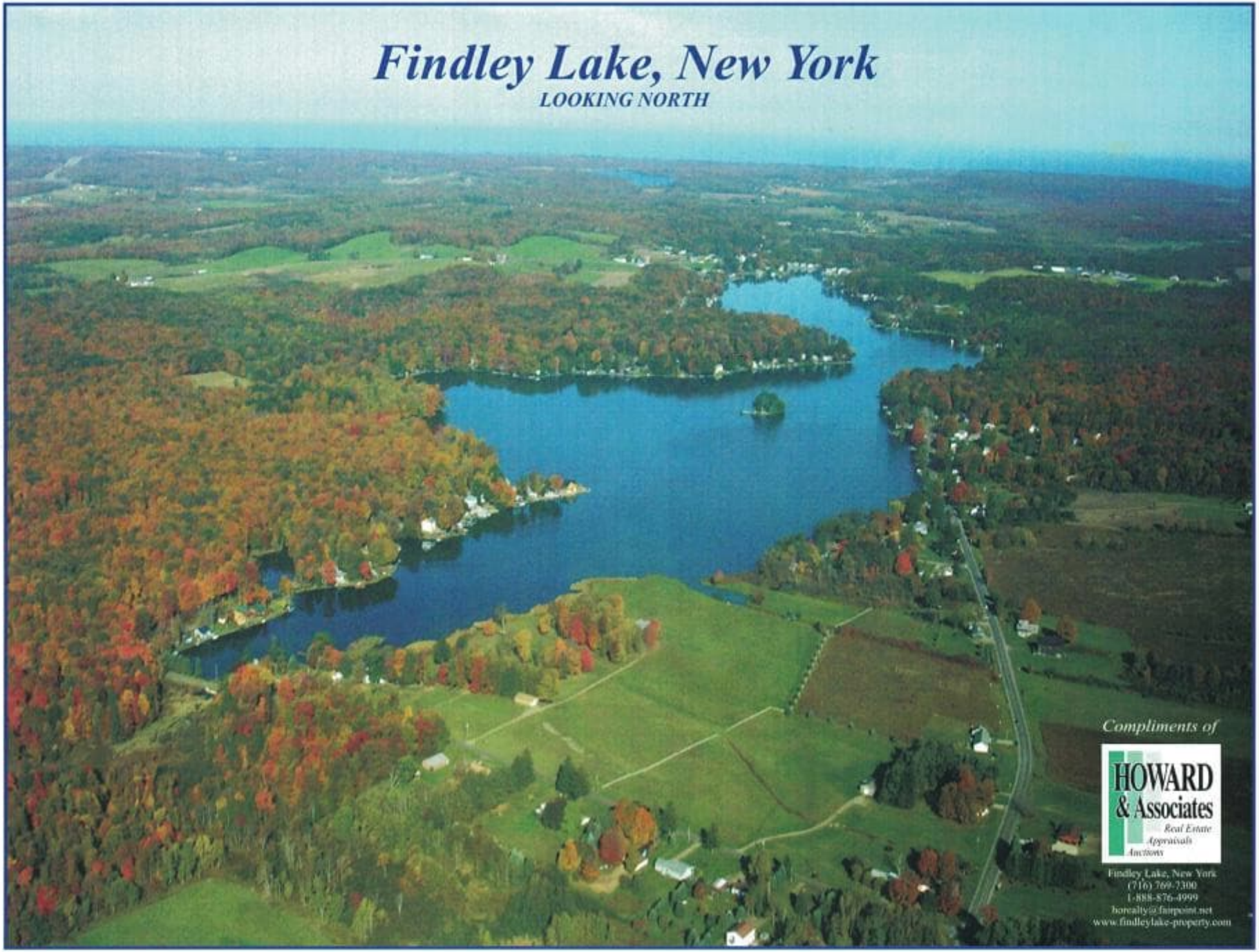
Public Picnic Area
Parsonage Road
Glen Drive
Eighth Avenue
Seventh Avenue
Sixth Avenue
Fifth Avenue
Fourth Avenue
Third Avenue
Second Avenue
First Avenue
Warren Avenue
Shadyside Drive Extension
Prospect Street
Division Street
Knowles Avenue
LITTLE CORRY
Alexander Avenue
Case Avenue
Chestnut Street
Lake View Avenue
Camp Findley(owned by United Methodist Church)
House Numbering Guide for FINDLEY LAKE New York
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
Woodland Shores
Meadows Road
10100
2200
2100
2300
2400
MAP 2
Community Building
Town Offices, Library
School Street
FINDLEY LAKE
NEW YORK
Church St.
Pleasant St.
North Road
Post Office
Fire Hall
Dam
Public Parking & Lake Access
Highway Department
Garbage - Recycling
18 miles to Corry, PA
5 miles to Peek'n Peak Resort and Conference Center,
French Creek General Store, French Creek Tavern and Liquors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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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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.

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Our Staff

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

Peter S. Howard

HOWARD & Associates
Real Estate
Appraisals
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E. Stephen Denny

Vicky Altman

Stephen L. Card

Kerry Mulkearn

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

Main Office Number: 716-769-7300