



Single Family Residential

MLS#: B366012 Active
Area: Busti
List Price: \$209,000
Sq Feet: 720
Acres:
Yr Built: 1950
Yr Blt Desc: Existing
Lot Shape: Rectangular



37 Loomis Bay Road
City/Town: Busti
School District: Southwestern
Subdivision:
Tax Map#: 367.15-2-10

County: Chautauqua
Village:
Lot Frontage: 50
Lot Depth: 174

General Information

Lot Information:
Water View

	Full	Half	Beds	On Waterfront YN?: Yes
Total:	1	0	2	Description: Lake

Public Remarks:

Cozy cottage with 50 feet of lake frontage. Large lot with some shade trees - plenty of space for kids to play. Covered porch facing lake and a lower deck for picnic table. Large garage can store two boats over the winter. Another storage building for lawn chairs. Ideal location on quiet street of Route 394. Walk to Loomis Park. Cottage being sold with 100 feet of dock, boat lift, all appliances, most furnishings, and more. Great neighbors in this little lakeside community. Owner financing possible.

Directions:

Take Exit 8 off Interstate 86 and go south on Route 394. Watch for "Happy Hooker" baitshop 4 miles south on left. Loomis Bay Road is across the street. Cottage 37 is along the lake about 1/2 mile down...one-story log-sided with garage

Interior & Exterior Features

Dining Room:	Other:	1st Bedroom:	
Family Room:	Other2:	2nd Bedroom:	
Kitchen:	Other3:	3rd Bedroom:	
Living Room:	Other4:	4th Bedroom:	
# of Fireplaces: 0	Artificial 0	Freestanding 0	Gas 0
	Pellet 0	Woodburning 0	Woodstove 0

Additional Interior Features:
Ceiling Fan, Circuit Breakers - Some

Additional Exterior Features:
Deck, Dock- see Remarks, Garage Door Opener, Shed, Cable TV Available

Town/County Tax:

City/Village Tax:

School Tax:

Total Taxes: \$5345

Assessed Value: \$169,900

Annual Special Assessment: \$0

Kitchen/Dining Desc:
Breakfast Bar

RES - All Photo (NYS)