

## A Property for Your Consideration...

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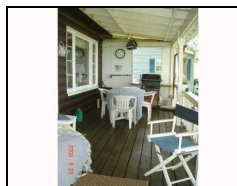
37 Loomis Bay Road

\$249,900

ML#: 340407 Status: A  
Bedrooms: 2  
Baths: Full 1 / Half 0  
SqFt: 720 Year Built: /1950  
School: Southwestern

Style: Bungalow  
Garage: 2.000 /Detached Garag  
Basement: No Basement  
Lot Size: 50  
Driveway: GRAVEL  
Dining: Breakfast Bar  
Fireplace:  
#Fireplaces:  
Exterior: Loq Sided  
Heat/Cool: Baseboard Heat

Cozy Chautauqua Lake cottage with 50 feet of lake frontage. Large shaded lot with plenty of space for kids to play. Covered porch facing the lake and a newer deck for picnic table & lawn chairs. Large garage on property ideal for boat storage and workshop. Plenty of parking space. Loomis Bay is a quiet, low traffic area away from the noise of Route 394 - yet it is only 4 miles to the shopping area and 4 miles to the expressway. Appliances are included - "as is" condition. Roof replaced in 2007. Cottage is small but adequate. Includes 100' dock and boat lift. Walk to Loomis Park. Great neighbors!!



Exterior Feature: Garage Door Opener(S) /Open Porch /Deck /Cable Available

Interior: Circuit Breakers - Some

Rooms: 1st Floor Bedroom /1st Floor Laundry /Living Room

From the west side of bridge go south on Route 394 for 4 miles. Watch for the "Happy Hooker" baitshop on right. Loomis Bay Road is on left - watch for #37

