



**Single Family Residential**

**MLS#:** B340407

Active

**Area:** Busti

**List Price:** \$225,000

**Sq Feet:** 720

**Acres:**

**Yr Built:** 1950

**Yr Blt Desc:** Existing

**Lot Shape:** Rectangular



**37 Loomis Bay Road**

**County:** Chautauqua

**City/Town:** Busti

**Village:**

**School District:** Southwestern

**Lot Frontage:** 50

**Subdivision:**

**Lot Depth:** 228

**Tax Map#:**

**General Information**

**Lot Information:**

Water View, Other - See Remarks

	<u>Full</u>	<u>Half</u>	<u>Beds</u>	<b>On Waterfront YN?:</b> Yes
<b>Total:</b>	1	0	2	<b>Description:</b> Lake / Pond

**Public Remarks:**

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 with workshop is ideal for boat storage. Plenty of parking spaces. 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 and most furnishings are included. Roof replaced in 2007. Cottage is small but adequate. Includes 100' dock and boat lift. Walk to the new Loomis Park. Great neighbors!!

**Directions:**

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

**Interior & Exterior Features**

**Dining Room:**                      **Other:**                      **1st Bedroom:** 10x10

**Family Room:**                      **Other2:**                      **2nd Bedroom:** 10x10

**Kitchen:**                      8x10                      **Other3:**                      **3rd Bedroom:**

**Living Room:** 14x10                      **Other4:**                      **4th Bedroom:**

<b># of Fireplaces:</b> 0	<b>Artificial</b> 0	<b>Freestanding</b> 0	<b>Gas</b> 0
	<b>Pellet</b> 0	<b>Woodburning</b> 0	<b>Woodstove</b> 0

**Additional Interior Features:**

Circuit Breakers - Some, Ceiling Fan

**Additional Exterior Features:**

Garage Door Opener, Deck, Cable Available, Shed

**Kitchen/Dining Desc:**

Breakfast Bar

RES - All Photo (NYS)

**Town/County Tax:** \$485

**City/Village Tax:**

**School Tax:** \$3,318

**Total Taxes:** \$3,803

**Assessed Value:** \$169,900

**Annual Special Assessment:**

