



**BUY HOME FROM OWNER**



*Not Real Property Picture*



*Not Real Property Picture*

***New!***

**NO IMAGE**

***\$210,000***



*Not Real Property Picture*



*Not Real Property Picture*

***Address***

15 Shady Oaks Trail, Spencerport, New York, 14559

**ABOUT HOME**

*2320 sf Colonial charmer built in 1999.*

*1.64 acre lot on private drive.*

*Woods along one side, plus backs to woods.*

*9 rooms,  
3/4 bedrooms,  
2.5 baths.*

*Large eat in kitchen with center island, lots of cabinets and pantry.*

*Dining room, family room & living room.*

*2 home offices with extra phone lines(4 total in house), plus hi speed internet access, perfect for the busy professional.*

*2nd office can easily be used as a fourth bedroom or sewing room etc.*

*1st floor laundry.*

*Master suite with whirlpool bath, plus walk-in closet.*

*Hardwoods and tile throughout.*

*Forced air heating, central air.*

*Full 12 course, pre-cast basement, pre studded for easy finishing.*

*Walkout basement.*

**contact@leadfsbo.com**



*Spencerport schools*

*Taxes \$7915 w/out star.*

## PROPERTY DETAILS

Sq. Footage: 2320  
# of Floors: 2  
# of Bedrooms: 4  
# of Bathrooms: 2  
Year Built: 1999

If you like this house, call its owner by telephone (585)349-4335 or leave him message.

With him you may on all agree.

Without go-betweens. Without comission.

## Contact Information

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Contact: Eric Bracken  
Phone: (585)349-4335  
Phone: (585)349-4335

Email:

*All information is deemed reliable but is not guaranteed and should be independently verified.*

*When you re looking through the Sunday paper you might see ads that say [fsbo home](#), [fsbo house](#), or [fsbo land](#). What does fsbo mean? FSBO stands for For Sale By Owner. This is when a seller puts up his home or land for sale without the use of a real estate agent.*

# NEW!