



BUY HOME FROM OWNER



New!

NO IMAGE

\$215,900



Address

1302 State Road, Webster, New York, 14580

ABOUT HOME

Huge Colonial with too many special features to mention... Don't be fooled by the subtle appearance from the road. This 2550 sf, 4 BR, 2 B 1/4 BA luxury suburban home will knock your socks off as you enter the stained-glass front door into the warm, welcoming entry room and peer across the open floor plan with many windows and gleaming hardwood floors and view the back yard gardens and deck.

All visitors love the Huge Master Bedroom with gas fireplace, three large closets, and Yes! - a Ladies Vanity with Sink! Another jaw dropper is the Huge 20 X 25 Family Room with large brick Fireplace, built-in shelves and entertainment center, high vaulted ceiling with skylight, and enormous plate glass windows overlooking a large pond with two waterfalls in tranquil garden setting -Excellent Surround-sound Home Theater Room.

Huge Formal Dining Room with 4 panel sliders opening onto enclosed, front porch. Large "Florida" Room with white ceramic tile, white brick gas fireplace, vaulted ceiling with skylight and two walls of sliding glass doors open onto garden and back sun deck with 8-person Jacuzzi Hot Tub! (Jacuzzi is an optional, negotiable extra).

Playground and treehouse for the kids! The three Kids bedrooms are medium, large and extra large in size and all come with super large closets and hardwood floors. The spacious partially finished, totally dry basement is great for the Kids to play and get out of Mom's hair... There is even room for Dad's work shop with a large tub sink for cleaning up.

With all this space, Mom will love the Central Vacuum system - no more lugging heavy vacuums up and down stairs! Just plug the super long hose into the many access ports conveniently located on all three levels! Kids and Mom also love the Laundry chute to shorten the distance to the spacious first floor Laundry room, with tub sink, built-in ironing board, and lots of cupboards and shelf space.

Dads will have to pick Mom up off the floor when she sees the enormous first floor Bathroom! This will be Her bathroom with stylish fixtures, lots of mirrors, a glass shower stall and a large claw-foot tub for taking relaxing bubble baths!

The centrally located Kitchen has lots of counter and cupboard space, not to mention a huge Pantry closet. All the amenities including stove, oven, dishwasher, built-in Microwave and double porcelain sink are here. Counter/table will become your favorite spot to feed the kids any meal or snack. Spacious, open area adjoining the kitchen work area easily accommodates a
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large kitchen table for the larger family meals. This area has a built in buffet counter with cupboards which is handy for entertaining a few guests or hosting large parties.

The yard is private with large evergreens enclosing the back and sides of the lot. If low maintenance is for you then you've come to the right place.... The lawn area is relatively small (30 to 45 minutes to cut), and the gardens are full of perennials that bloom year after year with roses, mums, daisies, lileys, and others. The crab apple blooms in the spring bring pink and white "snow" in April! A color for every season, and fresh cut flowers for the table without the need for a trip to the nearby Wegmans. The neighborhood is quiet and friendly. Also, just ten houses down the street is a community park with two tennis courts, basketball court, baseball field, playground and picnic tables and grill stands. Webster Schools are one of the best in the area, and the Elementray and Middle Schools are both less than one-half mile away.

This house will challenge any of the newer tract "clone" homes on the market, because of its character, spaciousness and special features.

This home is priced well below it's 2004 appraised value of \$225,000 to sell quickly, so don't hesitate. Call for an appointment today!

PROPERTY DETAILS

Sq. Footage: 2550
of Floors: 3
of Bedrooms: 4
of Bathrooms: 2
Year Built: 1972

If you like this house, call its owner by telephone (585)899-5566 or leave him message. With him you may on all agree. Without go-betweens. Without comission.

Contact Information

Contact: Rob Harris, Coldwell Banker
Phone: (585)899-5566
Phone: (800)825-7356

Email:

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

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