



**MLS#:** B435905      **Single Family Residential**      **Active**  
**601 Pin Oak Cir**      **Area#:** 144600  
**County:** Erie      **Zip:** 14072      **VR Pricing:** N      **List Price:** \$289,000  
**Town:** Grand Island      **Nrst Cross Str:** Long Rd.      **Low List Price:**  
**Village:**      **Subdivision:**      **Acres:** 0.39  
**TxMap#:** 144600-011-200-0001-060-000      **Neighborhood:**      **Lot Frontage:** 86  
**School District:** Grand Island      **Lot Depth:** 194  
**High School:**      **Square Feet:** 2,050      **Lot Shape:** Rectangular  
**Middle School:**      **Year Built:** 1990      **Lot #:**  
**Elementary School:**      **Year Built Desc:** Existing      **#Attach:** 1      **#Photos** 25

**Public Open:** 09/15/13; 1-3pm

### Listing Office Information

**Name:** [Hunt Real Estate ERA / HUNT03](#)  
**Ofc Ph/Fax:** 716-834-5400 / 716-834-8797  
**Address:** 2835 Sheridan Drive  
  
Tonawanda, NY 14150

**LA Name/ID:** [Kimberly A Nemeth/ NEMETHKI](#)  
**LA Email:** [knemeth@huntrealestate.com](mailto:knemeth@huntrealestate.com)  
**LA Cell / Fax:** 716-481-3746  
**LA Direct / Ext:**  
**LA Voice Mail:**

**LA 2 Name/ID:**  
**LA 2 Email:**  
**LA 2 Cell / Fax:**  
**LA 2 Direct / Ext:**  
**Compensation (Sub Agent):** 2.0  
**Compensation (Buyer's Agent):** 2.0  
**Compensation (Broker's Agent):** 2.0  
**List Date:** 08/05/13      **Expiration Date:** 02/28/14

### Owner Information:

**Name:** Kenneth Potts  
**Owner 2:** Jeanne Potts  
**Address:** 601 Pin Oak Cir

**Negotiation With:** Listing Broker Only

**Exclusions:** Y  
**Listing Type:** ER  
**Service Type:**

**Showing Appt#/Desc:** 716-505-7469 Appointment Service  
**Showing/Appt Instructions:** Call List Agent for Showing Instructions

**Special Conditions Apply, Call Listing Broker:** N      **DOM:** 37

**Virtual Tour Link:** <http://tour.circlepix.com/home2/MZSTJ7>

### Private Remarks:

No Showings until Open House 8/11/13 Not included bar, hot tub, mirror in 1/2 bath, stove, fridge, basement TV & master bdrm TV, mini fridge, fridge in garage. Buyer to verify room sizes, room sizes approx. Rec room in basement. For all appts. call ProShow or e-mail [ProShow@huntrealestate.com](mailto:ProShow@huntrealestate.com) Published compensation for ML members only. Commission based on purchase price minus any seller concessions. Room sizes approximate. Buyer's agent to verify all taxes.

### General Information

<b>Style of Residence:</b>	<b>Full Baths:</b> 3	<b>Total Bdrms:</b> 4	<b>Beds</b>	<b>Full</b>	<b>Half</b>
2 Story, Colonial	<b>Half Baths:</b> 1	<b>#Total Rooms:</b> 8	<b>1st Floor</b>	0	0
<b>Built By/Model:</b>	<b># Stories:</b> 2.00	<b>Total Baths:</b> 3.1	<b># Beds/Septic:</b>	<b>2nd Floor</b>	4
<b>Exterior Constr:</b> Vinyl				<b>3rd Floor</b>	0
<b>Driveway Desc:</b> Concrete				<b>Basement</b>	0
<b>Garage (# of Spaces)/Desc:</b> 2.00/Attached				<b>Total</b>	4
<b>Lot Information:</b> Neighborhood Street, Wooded Lot					3
<b>Attic Desc:</b> Pull Down Stairs, Full		<b>Foundation Desc:</b> Poured			1
<b>Basemnt Desc:</b> Finished, Full					
<b>On Waterfront:</b> No <b>Descr:</b>	<b>Name:</b>	<b>Footage:</b>	<b>Island:</b> NA	<b>Riparian Rights:</b> No	

### Public Remarks:

This magnificent home is looking for its new owner. Truly move-in ready, everything in pristine shape. Nothing to do, meticulously maintained. Located in a desirable neighborhood this home also has 2.5 acres of land offering you privacy & nature to enjoy! Professionally manicure yard & flower beds, new maint-free front porch 2013 is the perfect place to relax after work. Updates include: roof 4 yrs old, new furnace, C/A, updated kit. w/granite & butlers pantry, hwfl, updated baths, finished bmnt with rec rm & full bath. This home won't disappoint, owners have put a lot of pride into the home.

### Directions to Property:

Long Rd. to Pin Oak

### Interior and Exterior Features

<b>Room:</b>	<b>Flr:</b>	<b>Dim:</b>	<b>Room:</b>	<b>Flr:</b>	<b>Dim:</b>	<b>Room:</b>	<b>Flr:</b>	<b>Dim:</b>	<b>Total # of Fireplaces:</b> 2	<b># of Artificial FP:</b>	0
<b>Dining Room:</b>	(1)	12 x 12	<b>Other:</b>	(B)	32 x 16	<b>1st Bedroom:</b>	(2)	13 x 16		<b># of Freestanding FP:</b>	0
<b>Family Room:</b>	(1)	11 x 16	<b>Other2:</b>	(1)	8 x 5	<b>2nd Bedroom:</b>	(2)	9 x 11		<b># of Gas FP:</b>	2
<b>Kltchen:</b>	(1)	15 x 14	<b>Other3:</b>			<b>3rd Bedroom:</b>	(2)	10 x 10		<b># of Pellet FP:</b>	0
<b>Living Room:</b>	(1)	14 x 18	<b>Other4:</b>			<b>4th Bedroom:</b>	(2)	16 x 10		<b># of Woodburning FP:</b>	0
						<b>5th Bedroom:</b>				<b># of Woodstove FP:</b>	0
						<b>6th Bedroom:</b>				<b># of Not Rep to Code FP:</b>	0

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**Interior & Exterior Features****Additional Rooms:**Basement / Rec Room, Bonus Room, Family Room, Foyer/Entry Hall,  
Living Room, Porch - Open Porch, Laundry-Basement**Additional Interior Features:**

Ceiling Fan, Circuit Breakers - Some

**Kitchen/Dining Desc:**

Breakfast Bar, Eat-In, Formal Dining Room, Granite Counter, Pantry

**Additional Exterior Features:**

Deck, Garage Door Opener, Private Yard - see Remarks

**Kitchen Equipment/Appliances Included:**

Dishwasher, Disposal, Microwave

**Accessibility:****Floor Description:**

Hardwood-Some, Tile-Some, Wall To Wall Carpet-Some

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**Utilities Information****HVAC Type:**

Central Air, Forced Air

**Sewer Description:** Sewer Connected**Water Resources:** Public Connected**Heating Fuel Description:**

Gas

**Energy Star Qualified:****Water Heater Fuel:** Gas**Emergency Backup System:**

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**Financial Information****Possible Financing:**

Cash Only, Conventional, FHA, VA

**Type of Sale:**

Normal

**Equity:****Tax Information:****Assessed Value:** \$90,300**Annual Special Assessment:** \$0**HOA Fee:****Town/County Tax:** \$2,241**City/Village Tax:** \$0**School Tax:** \$3,688**Total Taxes:** \$5,929**Lot Rent:****1st Mortgage Balance:** 0**2nd Mortgage Balance:** 0**Escrow Agent/Bank:** Hunt Real Estate / M&T (B)**HOA Payment Description:** None**HOA Amenities:**

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**Display & Occupancy Information****Possession:** At Closing**Internet:** Y **Internet Street Address:** Y**Lockbox Serial #:****IDX:** Y **AVM:** N **Blog:** N

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**Pending & Comp Information****Selling Agent Name/ID:****Selling Agent2 Name/ID:****Selling Office Name:****Original List Price:** \$289,000**Sale Price:****Seller Concessions:****Terms of Sale:****Contract Date:****Closed Date:****Reported Date:**

Printed by: Susan Matheis

RES Realtor Full (NYS)