

**10021 Route 60  
Fredonia, New York  
14063**

**Single Family 2 Story home  
Year Built: 1992  
Est. Sq. Ft. 2505  
Lot Dimensions: 11.7 Acres  
Listing Price: \$389,000**

### **Features**

**Attached 2 Car Garage  
2 Fireplaces  
Kitchen 12 x 21  
Living Room 13 x 16  
Dining Room 13 x 15  
Family 18 x 21  
Master Bedroom x 15 x 15  
2nd Bedroom 12 x 15  
3rd Bedroom 12 x 13  
4th Bedroom 17 x 17  
Bathrooms 2 1/2  
Laundry Room 6 x 9  
Full Basement  
Office 12.5 x 16**



**MIDTOWN REALTY CO**



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***Elegant  
Custom Built***

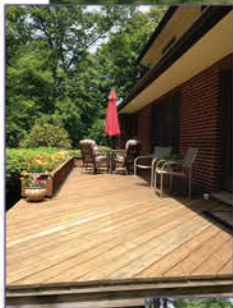
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# 10021 Route 60, Fredonia, New York 14063



## A Beautiful, Elegant Custom Built Home with a Scenic view

This 2-story, 4 bedroom 2.5 bath brick home sits all by itself on an 11.7 acre cul-de-sac overlooking a ravine and a creek for a scenic rural view.



## Private Wooded Yard

A beautifully maintained yard, professionally landscaped with lots of privacy and a spacious deck for outdoor gatherings.



## Kitchen with Cherry Wood Cabinets

Corian countertops, center island, double sink, crown molding, walk-in pantry, and ceramic tile floor and a roomy dining area make this kitchen a cook's dream!



## Large Family Room with a View



Fabulous family room with 3 windows that bring the outdoors in. This room features hardwood floors, crown molding a wood burning fireplace with a gas starter.



## Living Room or Office

Just inside the front door, this space makes for a great office with a vaulted ceiling and cherry built-ins for computer use.

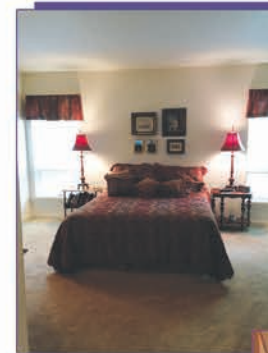


Stunning window brings light and beauty to this office space!



## First Floor Laundry Room

Right on the main floor, this laundry room has a utility sink and plenty of cabinet and storage space.



## Elegant Master Suite

Conveniently located on the first floor, the master bedroom and bath are elegantly done with a walk-in closet, a large garden tub, dual sinks, plenty of storage, and ceramic tiled flooring.

