

312 HAMILTON BOULEVARD

KENMORE, NEW YORK 14217

\$105,000 | 3 BEDS | 1 BATHROOMS | 1.0 CAR GARAGE | 1372 SQUARE FEET



View Online: <http://www.mysinglepropertywebsites.com/563>
For Instant Photos: Text 563 To 415-877-1411

Inviting entry foyer leads to very large living room. Banquet sized dining room adds to the great space for family gatherings and entertaining. Welcoming eat-in kitchen. Spacious master bedroom. Two other bedrooms currently being used as home offices. Full attic has pull-down stairs perfect for storing family heirlooms or seasonal items. Convenient location close to schools, shopping, hospital and expressway. Stove, refrigerator and one year home warranty included. Tax rolls do not reflect actual square footage which is approximately 1372 sq. feet



- Attic & Full Basement
- All Updated Windows
- Updated Roof & Gutters
- Separate Line & Panel For Generator
- Updated Electric
- Updated Furnace
- Updated Hot Water Tank
- Newer Concrete Driveway



AGENT INFORMATION

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ABOUT CORINNE HINCKLEY

I specialize in single family, multiple family and condominiums all around the Western New York area. I can help you find the perfect new home. If you're thinking about selling, contact me for my full marketing plan including your own property website!

□ □ Disclaimer: All information deemed reliable but not guaranteed.