



Joe Sorrentino

Associate Real Estate Broker - MJ Peterson Real Estate
The Name You Know and Trust!™

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354 Sagewood Ter., Amherst

ML#: B1010270
County: Erie
Town/City: Amherst
Style: Split Level

Cross St: Sheridan/ Fruitwood
Subdivision: DANA HEIGHTS
School Dist: Williamsville
Area #: Amherst-142289

Single Family Residential
List Price: \$174,900

A-Active



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WNYREIS

SqFt:	1,502	On Waterfrt:	No	Beds	Full	Half	
Year Built:	1971	Description:		1st Floor:	0	0	1
Year Desc:	Existing	Name:		2nd Floor:	3	1	0
# Acres:		Anl Spc Assess:	\$0	3rd Floor:	0	0	0
Lot Front:	70	Assess Val:	\$168,800	4th Floor:	0	0	0
Lot Depth:	145	HOA Fee:	None	Basement:	0	0	0
Lot Shape:	Rectangular			Total:	3	1	1
Town/Cnt Tax:	\$2,289	Garage:	2.0/Attached	# Fireplace:	1	Pellet:	0
City/Vil Tax:	\$0	# Rooms:	7	Artificial:	0	Woodburn:	1
School Tax:	\$3,244			Freestand:	0	Woodstve:	0
Total Tax:	\$5,533			Gas:	0	Coal:	0

Public Remarks: SUPER VALUE IN SOUGHT AFTER DANA HEIGHTS! 3 BEDROOMS 1.5 BATH SPLI LEVEL WITH LARGE LIVING ROOM, FORMAL DINING ROOM FAMILY ROOM, FIREPLACE, SLIDING DOOR LEADING TO COVERED REAR PATIO. SPACIOUS 2 CAR GARAGE, EAT-IN KI TCHEN. COVERED FRONT PORCH. WILLIAMSVILLE SCHOOLS INCLUDING; COUNTRY PARKWAY ELEMENTARY, TRANSIT MIDDLE, EAST HIGH SCHOOL. ADD YOUR DECORATING TOUCHES AND MOVE IN!

Directions: OFF MAPLE (near Transit) to Sagewood

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MJ Peterson Real Estate

8180 Transit Road, Suite 3 Williamsville, NY 14221

Joe Sorrentino
NY Licensed Assoc. R.E. Broker