



# WICKI WASHAK REALTY

534 MAIN STREET, MEDINA, NEW YORK 14103 PHONE (716) 798-2331

13121 W. LEE RD (Rt.31A), ALBION, N.Y. 14411

Gracious cobblestone home built in 1821 situated on 49+ acres. The home offers over 3100 sq.ft. of living space, in a peaceful country setting convenient to Rochester, Batavia, and Lockport.

#### INTERIOR:

Front parlor has stained hardwood plank floors, deep set windows, panel doors to family room.

Family room is bright and sunny with ornate woodwork and natural plank flooring, deep window ledges and panel door to foyer.

Dining room has new vinyl floor, with the walls being partially paneled with barnwood. The wallpaper and curtains are coordinated in a country print.

Huge country kitchen has antique cast-iron woodstove and pantry area. Plenty of space and very workable.

Foyer and hallway are newly carpeted, and there is a very large screened porch to enjoy the quiet breeze.

Upstairs there are three bedrooms with full closets, including a master bedroom with walk-in closet and sitting/dressing room.

The home has three full baths, one of which adjoins a laundry room with washing tub and chute from the second floor. All are a very generous size.

Basement has oil furnace, wood furnace, electric hot water heater, well pump and new Culligan water softener. There is a fruit cellar and outside entrance.

#### EXTERIOR:

The house is recently landscaped and has a large garden with asparagus, herbs, and berries...also are 400 apple, 100 pear, and 80 peach trees. The two-story barn is 30x45 with five stalls. The property is over 1000' frontage.

There is so much character and history in this home that it must be seen to appreciate all the potential- it is ideal for antique collectors and horse lovers, or even a bed & breakfast inn (the North wing is just waiting to be restored to elegance). This could be YOUR dream house.

## NEW LISTING

1. RESIDENTIAL  
USE CLEA  
THERE WI

1. Garage  
 2. Basement  
 3. Family Room

Price \$125,000



8608051

Addr: 13121 W. Lee Rd., Albion Area No ML 8608051

Near Long Bridge Rd. Zip 14411 Twp. Barre

Owner Omer & Sherry Bly Ph. 798-0228

Addr: same Sq. Ft. 3100

Beds	Bths	Heat	Fuel	Style	Lot Size	Color	Taxes
3	3	FA	Oil	2-st	49.27 A's	Natural	\$1800

Const.	Age	Cond.	Car Att'd	Det.	Cpport	Assess. Val.
Stone	165	F G (E)	Cars	Dwy.	Cr. St.	\$59,500

15x15½	LR	<input type="checkbox"/> Sewer	<input checked="" type="checkbox"/> Patio	Mtg. \$48,000
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17x13½	DR	<input checked="" type="checkbox"/> Septic	<input type="checkbox"/> Ov/Rig.	Type conv
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15½x15½	Kit	<input type="checkbox"/> Water	<input checked="" type="checkbox"/> D/Wshtr.	Int. 13%
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16x7½ Foyer	BR	<input type="checkbox"/> Well	<input type="checkbox"/> WBFP	Matures 2005
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15x15½ FmRm	BR	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> SBS	Mo. Pmt. \$774
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	BR	<input checked="" type="checkbox"/> 220V	<input checked="" type="checkbox"/> Bsmt.	Inc. <input checked="" type="checkbox"/> Tax <input type="checkbox"/> Ins.
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18x14½ Scr.	walk-in cl.	Poss: closing	<input checked="" type="checkbox"/> Asmbld <input checked="" type="checkbox"/> Cr. Cl.	
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Porch	& 6x9 sitrm	R/F/S excess	Held By Alb Fed	
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Rentals none		C. 3% to seller	Zng Aq REs	
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Occ. By: owner		Stmn. Vicki	Ph. 798-2423	
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Schls. Medina Cobblestone Dream House on 49+acres-

Remarks: 580 fruit trees, 23 A's woods, barn w/5 stalls.

→ Antiques, horses, bed&breakfast inn-all possible MST SEE!

Insulation type: Cellulose in attic, some rolled in walls.

Realtor VICKI WASHAK REALTY	No. 165	Ph. 798-2331
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