



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:

seFront 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.

☒ 1. RESIDENTIAL
USE CLEAR
THERE WITH

- ☐ 1. Garage
☒ 2. Basement
☒ 3. Family Room

Price \$125,000



8608051

Addr: 13121 W. Lee Rd., Alb ion				Area NO		ML 8608051	
Near Long Bridge Rd.				Zip 14411		Twp. Barre	
Owner Omer & Sherry Bly						Ph. 798-0228	
Addr: same						Sq. Ft. 3100	
Brms	Bths	Heat	Fuel	Style	Lot Size	Color	Taxes
3	3	FA	Oil	2-st	49.27 A's	Natural	\$1800
Const.		Age	Cond.	Gar Att'd	Det.	Crport	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
17x13½		DR			<input checked="" type="checkbox"/> Septic	<input type="checkbox"/> Ov./Pg.	Type conv
15½x15½		Kit			<input type="checkbox"/> Water	<input checked="" type="checkbox"/> D/Wshwr.	Int. 13%
16x7½ Foyer		BR	13x9 w/c		<input checked="" type="checkbox"/> Well	<input type="checkbox"/> WBFP	Matures 2005
15x15½ Fm Rm		BR	13x12½ w/c		<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> S&S	Mo. Pmt. \$774
		BR	15x17 MB w/		<input checked="" type="checkbox"/> 220V	<input checked="" type="checkbox"/> Bsmt.	Inc. <input checked="" type="checkbox"/> Tax <input type="checkbox"/> Ins.
18x14½ Scr.		walk-in cl.		Poss. closing		<input checked="" type="checkbox"/> Asmbld <input checked="" type="checkbox"/> Cr. Ch.	
Porch		& 6x9 sitrm		R/F/S excess		Held By Alb Fed	
Rentals none				C. 3% to seller		Zng Aq RES	
Occ. By: owner				Slsrm. Vicki		Ph. 798-2423	
Schs. 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. MBT SEE!							
Insulation type: Cellulose in attic, some rolled in walls.							
Realtor VICKI WASHAK REALTY				No. 165		Ph. 798-2331	