



ERA LIGHTHOUSE PROPERTIES

FAIRPORT
(716) 388-1400

HENRIETTA
(716) 359-2000

PITTSFORD
(716) 385-2700

VICTOR
(716) 924-2710

PRESENTS:



Welcome To

167 HOOK ROAD



PRICE: \$69,900

YEAR: CIRCA 1840

ASSESSMENT: \$51,200

SQUARE FT: 1,650

TAXES: \$ 1,021

ROOMS: 5

ENTRY: WITH STAIRS TO SECOND FLOOR.

LIVING ROOM: 15'4" x 15' NEUTRAL FLOWERED WALLPAPER, DEEPCSET WINDOWS, CARPETED, BUILT-IN CUPBOARDS, WOOD-BURNING STOVE SET ON STONE BASE.

EAT-IN KITCHEN: 17' x 14'5" KITCHEN PRINT WALLPAPER, 14 SOLID WOOD CABINETS, RANGE, REFRIGERATOR, DOUBLE SINK.

DEN/STUDY: 10'6" x 9'1" LARGE WINDOW, PANELED, CHOCOLATE BROWN CARPETING.

1ST FLOOR LAUNDRY: 13'6" x 4'9" WHITE WALLS.

WORKSHOP/STORAGE AREA: 13'6" x 7'4" WITH REAR EXIT.

BEDROOMS: #1 20'6" x 15'2" FIRST FLOOR BEDROOM WITH FOUR DEEPCSET WINDOWS, DOUBLE CLOSET, BUILT-IN STORAGE, CARPETED.

#2 20'6" x 20'6" SECOND FLOOR MASTER WITH BUILT-IN CUPBOARDS, CARPET & VINYL FLOORING, BEIGE WALLPAPER.

12'8" x 6'6" MASTER WALK-IN CLOSET OR NURSERY, OR EXERCISE ROOM: DEEPCSET WINDOW, BEIGE WALLPAPER, CARPETED.

BATH: 5'10" x 8' TUB AND SHOWER.

BASEMENT: PARTIAL, UNFINISHED.

UTILITIES: ELECTRIC BASEBOARD AND WOODBURNING STOVE; 40 GALLON ELECTRIC HOT WATER HEATER.

DRIVEWAY: CRUSHED STONE.

LOT INFORMATION: .32 ACRE, 102' x 203' IRREGULARLY SHAPED.

COMMUTING AND SHOPPING: WEST WAYNE PLAZA, MACEDON, FARMINGTON, PALMYRA, ROCHESTER, CANANDAIGUA, VICTOR.

SCHOOLS: VICTOR SCHOOL SYSTEM

RECREATION FACILITIES: NEAR RESTAURANTS, CANANDAIGUA LAKE, MINIATURE GOLF AND DRIVING RANGE.

FEATURES: PLEASANT COUNTRY SETTING, CONVENIENTLY LOCATED. ZONED NEIGHBORHOOD BUSINESS FOR SHOP, BOUTIQUE.

If you have any questions about this property, please call me at anytime.



NANCYANN JEFFERY
REALTOR-ASSOCIATE®



ERA® LIGHTHOUSE PROPERTIES
137 North Main Street
Fairport, NY 14450
Office:
Residence:

ERA® REAL ESTATE
Each office independently owned and operated.



This information is believed to be accurate, but not guaranteed.