

# Welcome home to Blasdell!



**\$ 134,500**

**3606 James Street, Blasdell, NY 14219**

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- » **Beds:** 4 | **Baths:** 1 Full
- » **MLS #:** B1163689
- » Single Family | 1,292 ft<sup>2</sup>
- » Charming Cape with lots of character
- » Situated on a double lot
- » Many updates
- » Located a short drive from Lake Erie and Downtown Buffalo
- » Town of Hamburg and Frontier School System

Location, location, location!~ A short drive to the city of Buffalo or the beaches and waterfront of the Outer Harbor on Lake Erie, or you can be on the New York thruway in 2 minutes. McKinley Mall and great shopping is a two minute drive.

The charming cape was built in 1922 and retains the character of the era. Yet there are lots of updates.

A covered front porch leads into foyer with coat closet. First floor has hardwood flooring in most rooms. Lots of fresh paint in soft colors. The windows on the first floor have all been replaced. Bathroom, with updated vanity separates the 2 first floor bedrooms. Kitchen with maple cabinetry is full applaned and has nice laminate plank type flooring. Up the newly carpeted stairs there is a generous bonus area and two bedrooms. All newly carpeted. One bedroom has 2 skylights.

The roof was a tear off about 12 years ago and the forced air furnace is about 5. There is a full basement with glass block windows and even a fruit cellar! Sump pump has back up system.

The house is on a double lot, with large concrete patio shaded by a lovely old tree. An older garage has an attached shed for storage. Blacktop driveway.

