

# WELCOME HOME



\$ 399,000



2850 Amsdell Road # 1, Hamburg, NY 14075

- » Beds: 3 | Baths: 2 Full, 1 Half
- » MLS #: B1658948
- » Single Family | 1,754 ft<sup>2</sup>
- » Primary 1st flr bedroom w/walk-in closet + oversized tiled shower
- » Living Room w/luxury vinyl floor, gas fireplace + sliding door to backyard deck w/awning
- » More Info: 2850AmsdellRoad1.com



Diane Black + Rosalie Molloy  
Licensed HUNT/ERA Sales  
Agents  
(716) 913-6169 (Diane)  
(716) 208-0305 (Rosalie)  
dblackathunt@aol.com



Hunt Real Estate Corp/ERA  
5546 Camp Road  
Hamburg, NY 14075  
(716) 648-2300

**Impressive low maintenance vinyl sided 3 bedroom 2.5 bath townhouse w/attractive backyard deck w/awning has a 1st floor bedroom w/updated full bath, oversized shower, 'California' designed walk-in closet + spacious vanity. The Living Room w/soaring vaulted ceiling w/2 skylights features a gas fireplace, luxury vinyl flooring + sliding door to a backyard deck w/pretty awning. The formal Dining Room w/bay windowed views + pretty chandelier overlooks the bright, sparkling Kitchen w/granite counters, center island, BI dishwasher + microwave, negotiable gas stove + refrigerator. An updated half bath + 1st floor laundry (washer + dryer negotiable) completes the 1st flr plan. The 2nd flr includes 2 spacious bedrooms + updated full bath. The finished basement has a 35 ft berber carpeted room + 16x12 berber carpeted room. Great mechanics: Gas forced air furnace, central air + circuit breakers. Enjoy carefree townhouse living ~ relax on your backyard deck or enjoy fireside views in your Living Room ~ this beautiful townhouse is located close to all conveniences + just too special to miss !**

