

Exquisitely Landscaped!



\$ 430,000

1898 Hanley Drive, Lake View, NY 14085



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- » Beds: 3 | Baths: 2 Full, 1 Half
- » MLS #: B1626120
- » Single Family | 1,877 ft²
- » Vinyl sided custom built home
- » Wooded 1/2 acre lot
- » More Info: 1898HanleyDrive.com

What's not to like? The house sits on a 1/2 acre lot surrounded by beautiful tall trees. The double wide concrete driveway leads to the curved sidewalk and up to the unique covered wrap around porch. You are greeted by wonderful plantings everywhere you look. Probably 5 or more seating areas so its the perfect spot for summer gatherings. Foyer leads you past the coat closet to a formal dining room on one side and large living room on the other. The house shows some lovely architectural details. Woodburning fireplace (not recently used) in living room with lots of windows. Kitchen has lots of oak cabinets and a pantry. Solid surface counters & very pretty tiled backsplash. The large kitchen offers a dining area & sliding doors to a fenced L-shaped patio. Convenient 1st floor laundry & half bath are adjacent to large garage. Great traffic plan! Upstairs there are 3 bedrooms, each one with lovely decor. A Palladian window is focal point of one and you will find beamed cathedral ceiling in the large primary suite with ensuite bath and walk in closet. Third bedroom is ideal for guest room or a child's room. Full bath on 2nd floor also. Full basement w/partially finished room. Super location about 20 minutes to Buffalo, 10 minutes to the Hamburg beach and in the excellent Frontier School System.

You won't be disappointed if you like the unusual in a gorgeous setting. Custom built by Artisan.

