

Welcome Home to Eagle Heights



\$ 342,900

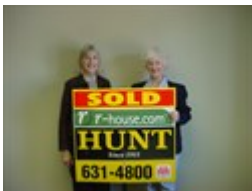


140 Middlebury, Orchard Park, NY 14127

WEB: 140Middlebury.com

- » Beds: 4 | Baths: 3 Full, 1 Half
- » MLS #: B1127389
- » Single Family
- » Wonderfully secluded setting
- » 2854 Square Feet
- » Plus full, finished basement
- » Updated Roof & C/A
- » Cherry & Granite Kitchen (2014)

QR Code



Rosalie Molloy

Diane Black

(716) 208-0305 (Direct)

(716) 913-6169 (Direct)

rosalie.molloy@huntrealestate.com

<http://www.RosalieandDiane.com>

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Properly Price and exquisitely landscaped very private 3/4 (approx) acre wooded lot w/bricked walkways, pond, waterfall, fountain, patios & decks galore! Bricked walkway from driveway around to front of the house & to hot tub area below. Leaded glass front (& side) door leads to skylit Great Room. Soaring Carolina Ledge stone 2 sided fireplace (other side is in the Master suite) is the main attraction here, plus newer hardwood flr, wet bar & access to an awning (2017) covered deck, overlooking pond & waterfall. Hardwood continues into Master bdrm w/walk in closet, tray ceiling & glamour bath recently updated. The hwdw flooring continues into formal DR w/beautiful chandelier. French doors lead to enormous kitchen (26x13) w/ cherry cabinetry, granite counters & island w/built in convection/microwave, c/tiled flr & is fully applianced. (Double oven w/warming tray, gas range top). From eating area w/gas fireplace there is access to wisteria covered deck w/beautiful fountain beside it. French doors lead from foyer to 1st flr. Den w/ built ins. 1st flr. laundry w/washer/dryer included. Upstairs 3 bdrms, 2 baths. Lower level 28x23 bonus area w/ loads of built ins, **PLUS** 32x17 Rec Room area w/gas stove, w/ remote control, on bricked hearth & oak bar. There's also a 11x8 walk in cedar closet, a 17x14 storage room w/built in shelving all around & 14x12 used as a tool room! Bring the dogs too.. great fenced area, 20x40 approx.w/shelter shed & further on a newer shed (20x12). There's also invisible fencing. Roof about 7 years old, furnace about 8 & central air system was replaced in 2017.

