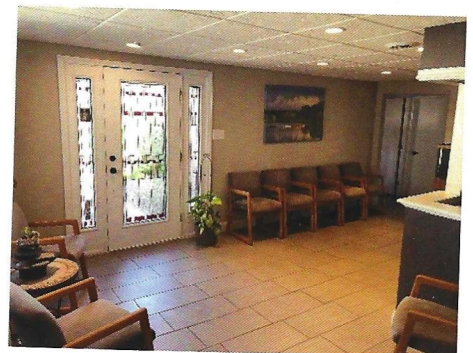
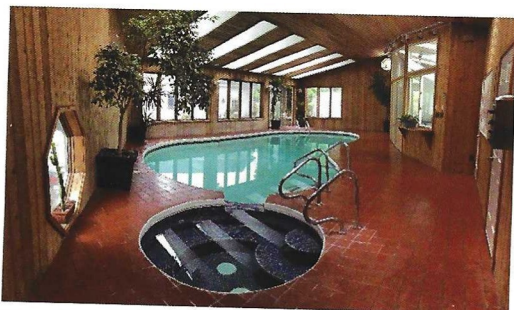
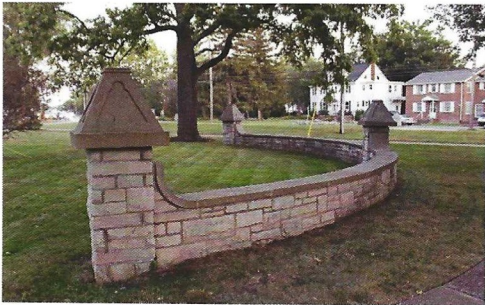


4000 Main Street, Amherst NY 14226 *



Property Type: Residential

Description: Residential - Multi-Purpose / Multi-Structure:
Residence with Commercial Use

Building Style: Colonial

Bedrooms: 4

Baths (Full, Half): 3, 1

Fire Places: 1

Town or Village: Town of Amherst

School District: Amherst Central

Frontage x Depth: 108.37 ft x 155.00 ft

Year Built: 1946

Sq Footage: 3378 sq ft

Heating / Cooling: New Gas Forced Air Furnaces and AC Units

Basement: Finished and office expandable

Attic: Walk-in Attic

Appliances: Dishwasher, Dryer, Freezer, Garbage disposal, Microwave, Range / Oven, Refrigerator, Trash compactor, Washer

Other Interior Features: Oversized kitchen, large open area concept dining area with vaulted ceiling with skylights and a spectacular glass panoramic view to the large indoor Gunite pool/Spa, Hardwood flooring, Fireplace

Outside Features: Sprinkler system, 26' x 17' detached garage with 14' ceiling and a 8' x 17' loft, Large shaded patio with full privacy cedar fencing

Recent improvements in the last ten years include:

New roof

New furnaces and air conditioners

New windows and doors throughout

New insulated garage doors on both garages

Updated the circuit breaker's

Commercial

R3 commercial

Large customer waiting room

Reception office

Three separate private offices

New ceramic tiling throughout

New concrete, 65' x 62' customer parking lot

Remodeled half bathroom accessible from waiting room.