

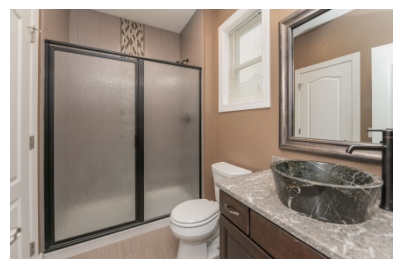
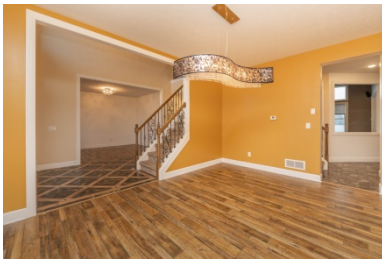
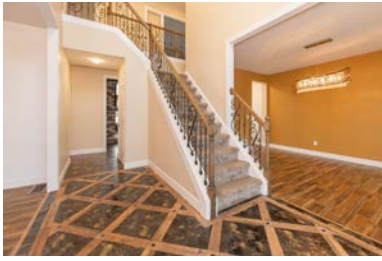
*An Exclusive
Offering
From*



295 Barclay Ct - Greece, Ny

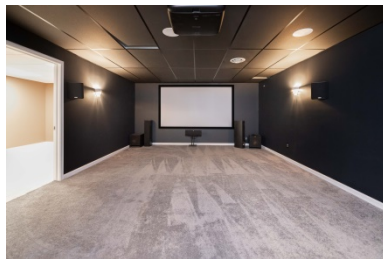
**.51 Acre Lot
Delux Entertainers Home
Gourmet Kitchen
3,469 Sq. Ft.
5 Bed/ 4 Full Baths/Office
Theater Room
3-Car Garage
In-Ground Pool, Bar, Basket Ball Ct
Built in 2016
Greece Schools
Town Of Greece**





See More At; www.295Barclay.com

If your property is represented by another broker, please disregard this information. We do not solicit the offerings or clients of other brokers and cooperate with them fully.



295 Barclay Ct
 County: **Monroe** Zip: **14612**
 Town/City: **Greece** Pstl City: **Greece**
 Area#: **Greece-262800**

Subdivision: **Legends West Sub Sec 7**
 TxMap#: **262800-045-020-0007-055-000**
 City Nighbnd: **Greece**
 School Dist: **Greece**
 High School: **Arcadia High**
 Middle School: **Arcadia Middle**
 Elem School: **Kirk Road Elementary**
 55+ Subdv: **Type of Sale: HUD or Govt C/r Bld Desc: Existing**

VR Pricing: **No** List Price: **\$595,100**

Cross St: **Kirk**
 Acres: **0.51**
 Lot SqFt: **22,651**
 Lot Front: **90**
 Lot Depth: **301**
 Lot Shape: **55**
 Lot #: **3,469** []
 SqFt (PubRec): **3,469** []
 AboveGrade Sq: **0**
 Year Built: **2016**
 C/r Bld Desc: **Existing**

General Information									
Style of Res:	Colonial, Contemporary	Full Baths:	4	Bedrooms:	5	1st Flr:	1	Beds	Full
Built By:	2.0	Half Baths:	0	Total Rooms:	14	2nd Flr:	3	1	0
Stories:	2.0	Tot Baths:	4.0	# Beds/Sept:		3rd Flr:	0	0	0
Exter Constr:	Brick and Frame, Vinyl, Wood					4th Flr:	0	0	0
Driveway:	Blacktop, Double Wide					Bsmnt:	1	1	0
Garage:	3.0/Attached					Total:	5	4	0
Garage Amen:	Electrical Service, Storage, Water								
Lot Info:	Neighborhood Street	Roof Descr:	Asphalt						
Attic:	Crawl Space	Foundation:	Poured						
Basement:	Exterior Walkup/Bulkhead Doors, Finished, Full								

Interior & Exterior Features									
Room	Flr	Dim	Room	Flr	Dim	Total FP: 1	# Artificial:	0	
	Bsmnt		Bedroom 2	1st			# Gas:	1	
Bedroom 3	2nd		Bedroom 4	2nd			# Pellet:	0	
Bedroom 5	2nd			2nd			# Wood Burning:	0	
Basement	Bsmnt		Dining Room	1st			# Wood Stove:	0	
Family Room	1st		Kitchen	1st			# Coal:	0	
Living Room	1st						# Other:	0	
Add'l Rooms:	1st Floor Bedroom, Basement / Rec Room, Den/Study, Family Room, Foyer/Entry Hall, Great Room, Laundry-1st Floor, Living Room, Master Bedroom Bath						# Freestanding:	0	
Add'l Interior Features:	Ceiling Fan, Circuit Breakers - Some, Copper Plumbing - Some, Drapes - Some, Pex Plumbing - Some, Security System - Owned, Sliding Glass Door, Sump Pump, Two Story Foyer						# Not Rep to Code:	0	
Add'l Exterior Features:	Cable TV Available, Fully Fenced Yard, Garage Door Opener, High Speed Internet, Hot Tub, Other - See Remarks, Patio, Pool-In Ground, Private Yard - see Remarks, Tennis Court, Thermal Windows - Some								
Add'l Struct:	Breakfast Bar, Breakfast Room, Formal Dining Room, Granite Counter, Island, Walk-In Pantry								
Kitchen/Dining:	Cooktop - Gas, Dishwasher, Disposal, Dryer, Microwave, Double Oven, Range Hood-Exhaust Fan, Refrigerator-Built In, Washer								
Appliances:									
Accessibility:	Ceramic-Some, Other - See Remarks, Tile-Some, Wall To Wall Carpet-Some								
Floors:									
HVAC Type:	AC-Central, Electronic Air Filter, Forced Air, Programmable Thermostat					Sewer Connected			
Heating Fuel:	Gas					Water:			
Water Htr Fuel:	Gas					ENERGY STAR Qualified:			
Emerg Backup:	None					Public Connected Appliances			
Type of Well:	None					Well Location:			

Financial Information									
Possible Fin:	Cash, Conventional, FHA, VA	Equity:	\$595,100	Town/Cnty Tax:	\$9,005				
1st Mtg Bal:				City/Vil Tax:	\$0				
2nd Mtg Bal:				School Tax:	\$10,878				
Tax Info:				Total Taxes:	\$19,883				
Escrow Agt/Bnk:	KWGR/LNB	Assess Val:	\$444,000	Lot Rent:					
HOA Pay Desc:	None	Spc Assess:	\$0	PriceChg Time:					
HOA Fee:		Original LP:		Manufacture Dt:					
HOA Amen:									
Mobl Hm Ser#:									
Manufacturer:									

Over the top opportunity to purchase 3400 sq. ft., 5 bed/3 bath home with inground pool, outdoor kitchen, luxury kitchen, soaring ceilings and finishes to include basement theater, double furnaces, tankless water heater, some new carpet, 2-story foyer, 3-car garage, lighted basketball court and walk-up basement. Some unfinished areas still need attention but WORTH EVERY PENNY THAT THIS HOME WILL BRING! Owned by US Gov. No disclosures will be provided. Any disclosures or addenda submitted w/offers other than provided purchase contract will NOT be viewed. Seller will NOT provide permits, abstract, title or survey. Owner/occupant owner offers accepted for first 21 days, investor offers thereafter. Allow 5 business days for seller to reply to offers.

KW GREATER ROCHESTER
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About the Agent;

As a REALTOR®, Tod has spent over a decade working for buyers and sellers in various communities in the Rochester, NY area, including lakefront properties along Lake Ontario and throughout the Finger Lakes region. He personally serves each and every buyer or seller, so as a client, when you want to talk to your REALTOR®, he's a phone call, text message or email away. He emphasises one-on-one relationships so he can better serve both buyers and sellers that trust him for their next real estate experience.

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