What Buyers Should Know About This Property:

402 Cedar Valley RD - Fredonia

Sellers would prefer a quick close, but can certainly work with buyers for the right offer

House Details:

- Age of Roof: replaced 5/2010 (complete tear off)
- Age of Windows: Original w/ exception of patio door that was replace in 2018
- Age of Water Heater: 2023
- Age of Water Softener (owned): 2010
- Age of Furnace: 2022
- Age of A/C: Unknown
- Partially finished lower level: 2016
- Carpet on main floor, stairs & upstairs hallway replaced: 2018
- Large driveway has a side slab that is big enough to fit a large camper
- No HOA with rules & regulations
- Exterior electrical box located in front/side yard is for light on a flag pole

Separate Detached Garage Details:

- 32x22 size garage (3 car garage size)
- Fully insulated
- Dual Garage Doors for easy access
- Floor Drain
- It's own electrical panel
- Bank of cabinets for storage
- Pull down staircase that lends to a Ton of storage in the rafters

Sellers would like to leave the extra landscape blocks behind for the new owners.

All information is provided by the Sellers and not verified by the Listing Agent or Broker