



**Single Family Residential**

**MLS#:** B366012      **Active**  
**Area:** Busti  
**List Price:** \$219,000  
**Sq Feet:** 720  
**Acres:**  
**Yr Built:** 1950  
**Yr Blt Desc:** Existing  
**Lot Shape:** Rectangular



**37 Loomis Bay Road**  
**City/Town:** Busti  
**School District:** Southwestern  
**Subdivision:**  
**Tax Map#:** 367.15-2-10

**County:** Chautauqua  
**Village:**  
**Lot Frontage:** 50  
**Lot Depth:** 174



**General Information**

**Lot Information:**

Water View

	<u>Full</u>	<u>Half</u>	<u>Beds</u>	<b>On Waterfront YN?:</b> Yes
<b>Total:</b>	1	0	2	<b>Description:</b> Lake

**Public Remarks:**

Cozy cottage with 50 feet of lake frontage. Large lot with some shade trees - plenty of space for kids to play. Covered porch facing lake and a lower deck for picnic table. Large garage can store two boats over the winter. Another storage building for lawn chairs. Ideal location on quiet street of Route 394. Walk to Loomis Park. Cottage being sold with 100 feet of dock, boat lift, all appliances, most furnishings, and more. Great neighbors in this little lakeside community. Owner financing possible.



**Directions:**

Take Exit 8 off Interstate 86 and go south on Route 394. Watch for "Happy Hooker" baitshop 4 miles south on left. Loomis Bay Road is across the street. Cottage 37 is along the lake about 1/2 mile down...one-story log-sided with garage



**Interior & Exterior Features**

<b>Dining Room:</b>	<b>Other:</b>	<b>1st Bedroom:</b>
<b>Family Room:</b>	<b>Other2:</b>	<b>2nd Bedroom:</b>
<b>Kitchen:</b>	<b>Other3:</b>	<b>3rd Bedroom:</b>
<b>Living Room:</b>	<b>Other4:</b>	<b>4th Bedroom:</b>
<b># of Fireplaces:</b> 0	<b>Artificial</b> 0	<b>Freestanding</b> 0
	<b>Pellet</b> 0	<b>Gas</b> 0
		<b>Woodburning</b> 0
		<b>Woodstove</b> 0

**Additional Interior Features:**

Ceiling Fan, Circuit Breakers - Some

**Additional Exterior Features:**

Deck, Dock- see Remarks, Garage Door Opener, Shed, Cable TV Available

**Kitchen/Dining Desc:**

Breakfast Bar

<b>Town/County Tax:</b>	\$485
<b>City/Village Tax:</b>	\$0
<b>School Tax:</b>	\$3,318
<b>Total Taxes:</b>	\$3,803
<b>Assessed Value:</b>	\$169,900
<b>Annual Special Assessment:</b>	\$0

RES - All Photo (NYS)