

FOR SALE BY OWNER  
2535 WEST RIVER ROAD, GRAND ISLAND, NY 14072  
\$379,900



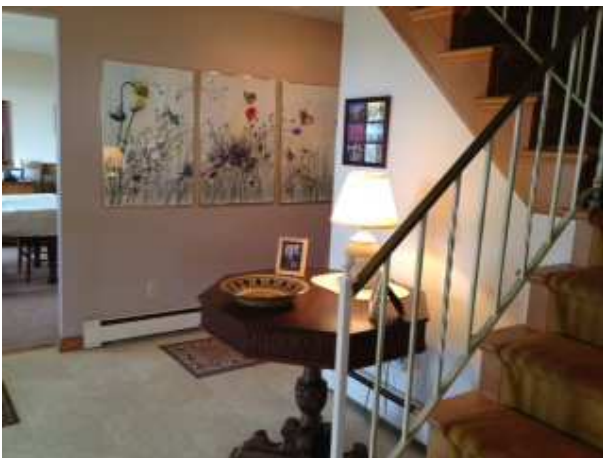
SPECTACULAR VIEW!

FIRST FLOOR: 1,404 square feet

Florida Room 10x12, Family Room 18x12, Living Room 22x13

Dining Room 11x13, Kitchen 18x14, First floor lav 6x7

Mud room with laundry, cabinets & double closet. Large Foyer



Owner: Evelyn Swarts

Home: 716-773-7385 – Cell: 716-472-7162 – [eswarts@aol.com](mailto:eswarts@aol.com)



SECOND FLOOR: 1,283 square feet

Master Bedroom 12x19.5, Master Bath 10x7, Private Porch 10x9

Study 13x9

Bedroom 2 12x10.5, Bedroom 3 11x13.5, Bedroom 4 11x13

Guest Bathroom 9x9

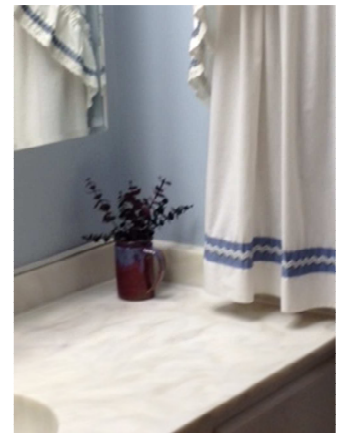


## ADDITIONAL FEATURES:

40 foot in-ground heated, gunite pool  
2 car attached garage & cabinets with sliding doors  
Corian throughout kitchen & 2.5 bathrooms  
Central vacuum system – 7 outlets  
Rear storage garage with garage door  
Full basement: poured cement & bilco door  
Covered front porch  
Multilevel deck, full length of back of house  
Ample parking with extra parking pad  
Colonial style, built 1971  
Exterior: brick aluminum siding, wood

## UPGRADES:

7/1997 new tile in pool  
7/2001 new pool heater  
12/2006 new gas insert fireplace & mantel with tile  
2/2006 new gas water heater  
3/2006 new kitchen ceramic wall tile  
8/2007 new “kool deck” around pool  
12/2011 new garage door & automatic opener  
1/2012 new sump pump  
3/2013 new drain tile – basement back wall  
7/2013 new Merlin Smart Mesh Pool Cover  
9/2013 new boiler  
6/2014 new Central Vac-vacuum cleaner  
10/2014 new roof (old removed)



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