

# Welcome Home!



**\$ 249,900**

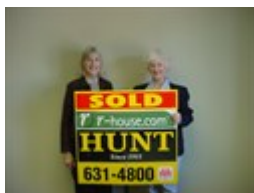


**5227 Columbia Avenue, Hamburg, NY 14075**

**WEB: [5227Columbia.com](http://5227Columbia.com)**

- » **Beds:** 4 | **Baths:** 2 Full
- » **MLS #:** B1056635
- » Single Family | 1776 square feet
- » Prestigious Location!
- » Charming Brick Cape
- » Fresh paint & newly carpeted
- » Heated 4 car detached garage
- » 100x372' lot, away from street

**QR Code**



**Rosalie Molloy**  
**Diane Black**

**(716) 208-0305 (Direct)**  
**(716) 913-6169 (Direct)**  
rosalie.molloy@huntrealestate.com  
<http://www.RosalieandDiane.com>

**Hunt Real Estate ERA**  
5546 Camp Road  
Hamburg, NY 14075  
(716) 648-2300

Sitting back from the quiet dead end street and nestled in the trees, you will find this very charming brick cape. From the 30x10 covered and pillared front patio through the leaded glass entry door you will be impressed with the charm of the 1920's era. Large foyer with coat closet (and player piano might be included!) to the lovely living room. Gas fireplace (originally woodburning) is flanked by built in bookcases. Formal dining room is 21x9, was originally two rooms and can be used in many ways. The appliances galley kitchen opens to a large eating area with ceramic flooring and overlooks the picturesque backyard. Sliding door leads to the 27x21 two tiered deck. First floor laundry leads to the side door. A bedroom and full bath complete the first floor. Upstairs there are 3 bedrooms and a full bath. Lots of fresh paint and wall to wall carpeting, (June 2017) all in neutral palette. Great storage areas on second floor also. Partial basement with good mechanics. For the car buff, a heated and detached 4 car garage with storage loft. On one of the most sought after streets in Hamburg with beach access nearby. 10-15 minute drive downtown Buffalo. More photos: [www.5227Columbia.com](http://www.5227Columbia.com)

