

# Impressive and Unique



**\$ 129,900**

**OPEN HOUSE**

**2/25/2018 1:00 PM - 3:00 PM**



**6176 Marion Place, Hamburg, NY 14075**

**WEB: 6176MarionPlace.com**

- » **Beds:** 1 | **Baths:** 1 Full, 1 Half
- » **MLS #:** B1084768
- » Single Family
- » Don't miss this impressive + unique converted garage transformation!
- » Fully applianced KIT w/maple cabinetry + breakfast bar
- » Berber carpeted DR w/custom ceiling
- » Master BD w/huge 11x9 walk in closet
- » Snazzy 20x13 LR w/built-in hot tub, gas fireplace + french door to 2nd flr covered deck

**QR Code**



**Diane Black**  
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Hamburg, NY 14075  
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Newly priced impressive + unique converted garage transformation! 1st flr inc: 15x10 carpeted Bedroom w/stained glass window + adjacent 11x9 walk-in closet. Convenient half Bath w/wood vanity. Sharp Foyer w/custom open wood tread staircase w/decorative wrought iron railing, front entry door w/leaded glass window + terra cotta tile surround. Double entry doors to spacious storage area w/entry to additional storage room w/radiant heat boiler, forced air furnace w/central air conditioning + heater for hot tub. 2nd flr inc: Fully applianced Kitchen w/maple cabinetry + breakfast bar. Berber carpeted Dining Room w/custom ceiling + recessed lights. Living Room w/berber carpeting, built-in hot tub w/wood cover, gas fireplace + french door to covered side yard covered 14 x7 deck. 10x9 Loft space w/built-in desk + custom designed contemporary railing. Full Bath w/pedestal sink + step down shower stall. 8x8 Laundry Room w/washer, dryer + stationary tub. 1 year FREE home warranty...ask for a brochure w/all the details! This one is just too special to miss!

**More photos: [www.6176MarionPlace.com](http://www.6176MarionPlace.com)**

