

# Welcome Home



\$ 119,900



22 Linden Avenue, Kenmore, NY 14217

**WEB: [22LindenAvenue.com](http://22LindenAvenue.com)**

- » **Beds:** 3 | **Baths:** 1 Full, 1 Half
- » **MLS #:** B1116528
- » Single Family | 1334 square feet
- » Charming 2 story home on sought after tree lined Linden Avenue
- » Spacious berber carpeted Liv Rm w/bow windowed views
- » Gleaming hardwood floors accent the formal Dining Rm
- » Fully applanced knotty pine Kitchen w/door to 12x12 deck w/'Kohler' awning
- » Ideal neighborhood-sidewalk community close to all conveniences

QR Code



**Diane Black**  
**Licensed HUNT/ERA**  
**Sales Agent**  
**(716) 913-6169**  
**[dblackathunt@aol.com](mailto:dblackathunt@aol.com)**



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

Just reduced !! Charming 2 story home on sought after Linden Avenue with unique stucco exterior + traditional floor plan ! Inviting front porch opens to the Foyer with hardwood floors. 21x19 berber carpeted (HW flrs) Liv Rm w/bow window + wall mounted TV. Formal Dining Rm has "Tiffany" style chandelier, gleaming hardwood floors + swing door to Kitchen. Fully applanced Kitchen with unique garden window, built-in ironing board, hardwood floors, walk-in pantry + door to backyard deck. 1/2 Bath with pedestal sink completes 1st flr plan. 2nd flr:

Full Bath with shower enclosure + bathtub, 14x11 carpeted bedroom with double closets, 11x10 bedroom with BI shelves + cabinet, 8x8 bedroom with built-in wardrobe. Basement has freshly painted walls, glass block windows, laundry area w/washer + dryer, 2 stationary tubs + storage cabinets. Relax + enjoy your 12x12 deck with striped Kohler awning. Lovely fenced yard with vinyl privacy fencing, 1 car detached garage with attached screened porch. 1 yr **FREE** AHS home warranty~ask for a detailed brochure. Ideal sidewalk community close to all conveniences ! Welcome Home !!

**More photos: [www.22LindenAvenue.com](http://www.22LindenAvenue.com)**

