

Welcome to the Village!

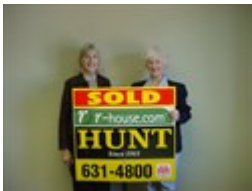


36 Larned Lane, Orchard Park, NY 14127

WEB: 36LarnedLane.com

- » Beds: 4 | Baths: 1 Full, 1 Half
- » Single Family
- » Classic & Classy Village Colonial
- » South Davis Elementary
- » About 3/4 wooded acre w/creek
- » Updated kitchen
- » Family Room

QR Code



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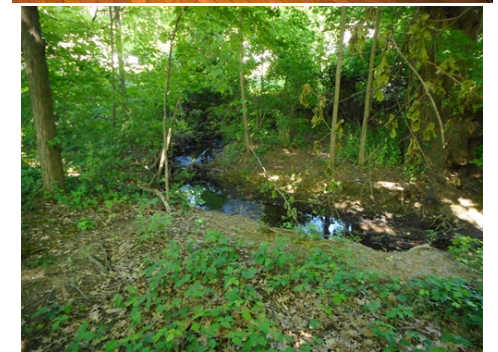


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\$ 279,900



Filled with charm and decorated in soft, serene colors, this center entrance colonial is on one of the most favored Village streets. Loaded with curb appeal the welcoming red door brings you into the ceramic tiled foyer with coat closet. On the right, the living room runs the depth of the house, featuring a woodburning fireplace, plantation shutters & cove molding. On the left, the formal dining room with hardwood & wainscoting also with plantation shutters. The updated kitchen has soft grey-blue cabinets, glass tiled backsplash, cast iron farm sink & silestone counters. The mud room w/large closet & built in bench leads to garage. Family room just off mud room w/beamed ceiling & exposed brick wall, (perhaps for a woodburning stove?) Newly carpeted, with a ceramic tiled border leading to enclosed sunporch & 20x20 flagstone patio beyond. Updated 1/2 bath on 1st fl. Upstairs 4 large bedrooms with great closets, all with hardwood flooring. Full basement lends additional space with a rec room, a possible office area, large laundry room & utility room with newer Utica boiler (2017)3 zoned heat. Roof was updated in 2016. The lot is 276' feet deep and slopes down at the rear to a pretty creek.

