

**HOWARD**  
**& Associates**  
Real Estate  
Appraisals  
Auctions

*Dedicated to the Quality of Service You Have Come to Expect*

*Proudly presents...*

**2397 Sunnyside Road**  
**Findley Lake, NY 14736**



**Premier Seasonal Lakefront Home**  
**2 Bedrooms \* 2 Bathrooms**

**43 Lake Front Feet Providing Excellent Swimming, Boating, & Fishing**  
**Panoramic Lakeview and Sunsets from 3 Sitting Areas**  
**Carport\*Storage Building\*Aluminum Boat Dock**  
**EXCLUSIVELY OFFERED BY HOWARD & ASSOCIATES REAL ESTATE**

**OFFERING PRICE: \$649,000**



REALTOR®

10438 Main Street, #1 Alexander Findley Square  
P.O. Pox 496, Findley Lake, New York 14736-0496

Licensed and Bonded in New York & Pennsylvania  
(716) 769-7300 • FAX (716) 769-7341

E-mail: [findleylakeproperty@gmail.com](mailto:findleylakeproperty@gmail.com) • <http://www.findleylakeproperty.com>



**EQUAL HOUSING  
OPPORTUNITY**

# AMENITIES

- ◆ <House Specific Amenities>

◆

## GENERAL FINDLEY LAKE AREA AMENITIES

- ◆ **Findley Lake** is a great lake to *Canoe, Kayak, Fish, and Water Ski* on. For the *rowing* enthusiasts, Findley Lake is the home of the **Mercyhurst University Rowing Center**. There are a variety of *shops* and nearby *restaurants* to eat at, such as **Alexanders on the Lake**, the **French Creek Tavern**, The **Pine Junction**, the **I-86 Restaurant**, **Vinnie's Restaurant and Bar**, and the **Dutch Village Restaurant** located in Clymer, NY.
- ◆ **Peek N' Peak Resort** offers many *family oriented activities* with its 8 Chair lifts, 27 ski slopes, 18 hole *golf* course, fitness rooms/ sauna, whirlpool, *tennis* courts, indoor/outdoor *swimming* pool, biking, hiking area, *miniature golf, zip line, cross country skiing*. The Hotel at the Peek offers *full bar and casual dining*, in the Main Lodge. During different events in the ski season the Retreat, and the Sugar Shack are open.
- ◆ The **Snowmobiling Club of Chautauqua County** provides over 200 miles of volunteer groomed snowmobile trails to complement the existing 400 miles of state groomed *snowmobile* trails. Findley Lake is one of the starting points for these many trails. Trail maps available online at [chautauquasnow.com/Trail-Information/Conditions/Trail-Conditions-Map.aspx](http://chautauquasnow.com/Trail-Information/Conditions/Trail-Conditions-Map.aspx)
- ◆ Minutes from the community of **French Creek** with its general store, the **French Creek Tavern**, St. Matthias Catholic Church, the Clymer Hill Reformed Methodist Church, Edwards Chapel United Methodist Church, and the nearby Findley Lake Methodist Church.
- ◆ Short drive to **Clymer, NY** with it's many shops and restaurants including the **Necker's General Store** which has been offering groceries, fresh cut meats, made-to-order pizzas/subs, home decor, and apparel since 1910. The **Dutch Village Restaurant** offers everyday style food made from fresh, natural ingredients from local farms reminiscent of Mom's home cooking. In addition there is the Clymer Methodist Church and the Clymer Reformed Church.

## NEARBY ATTRACTIONS:

- ◆ A short drive to **Chautauqua Lake** with its *many restaurants, year around activities* and the prestigious **Chautauqua Institution**; a *national historical landmark*. This is a summer resort of learning, culture, and self-growth through their four program areas: The Arts, Science & Education, Religion, and Recreation through which you can explore the best in human values and the enrichment of life through a program that explores the important religious, social and political issues of our time.
- ◆ Short drive to **North East, PA Marina** and the **Barcelona Marina** in Westfield, NY for excellent *boating access to Lake Erie*, one of our country's Great Lakes.
- ◆ Centrally located to **multiple wine trails** and wineries in Westfield, NY & North East, PA. Also located near a number of established and upcoming breweries, including the **Southern Tier Brewery**.
- ◆ 25 Minutes to **Bemus Point**, site of the **Bemus Bay Pops** concerts on the lake along with great village *shopping, entertainment, and restaurants*, and the historic **Hotel Lenhart**.
- ◆ 30 minutes to the **Wilderness Lodge** featuring *cross country skiing*, along with a restaurant, bar, and overnight lodging at the first Nordic skiing center in PA.
- ◆ 30 minutes to **Erie, PA** featuring **Presque Isle**, a *national natural landmark*. The state park there features freshwater beaches, *swimming, kayaking*, trails, and many forms of wildlife. Also located in Erie is Peach St, about 3 miles of strip *malls* and the central **Millcreek Mall** so anyone can find just about anything they would need. From one of the oldest *amusement parks* in the nation, **Waldameer Park & Water World**, to the modern indoor **Splash Lagoon**, you can also find a way to entertain the kids.
- ◆ 60 Minutes to **Ellicottville**, home of **Holiday Valley Ski** area and **Holimont Ski** area. The community of Ellicottville has a large *shopping* area, *community activities*, restaurants, and its own **Ellicottville Brewing Company**.
- ◆ Under 2 hours to the award winning **Seneca Casino** in Buffalo, NY along with the world wonder **Niagara Falls** for an unforgettable experience of glitz and glamor in a breathtaking natural setting. Other nearby casinos include the **Seneca Allegany Resort and Casino** at Salamanca, NY approximately 1 hour away right off Interstate 86. Even closer at a 30 minute drive is the **Presque Isle Casino and Downs**, in Erie, PA near the State St. Exit off Interstate 90.

PROPERTY DETAILS

Shown By Appointment With 24 Hour Notice

Approximate Lot Size: 37 x 164 M/L  
Construction: Wood Frame  
Age: 44 Years (1980 Est.)

Approximate Square Footage:  
First Floor: 620 Sq. Ft.  
Second Floor: 620 Sq. Ft.  
Approx. Total Sq. Ft. 1240 Sq. Ft.

Approximate Taxes:  
2024 Town & County: \$ 3311.32  
2023-2024 School Tax \$ 3975.72  
Approx. Total Taxes: \$ 7287.04

NOTE: The STAR tax program is available to NY permanent residents. Contact Assessor for the township that property is located in for details.  
Note:  
Town & County Tax Year Runs from Jan 1 to Dec. 31.  
School Tax year runs from July 1 to June 30.

ROOM DIMENSIONS

- FIRST FLOOR:
- Kitchen: 10.5 x 18.1
  - Living Room 13.6 x 18.1
  - Enclosed Porch 7.7 x 13.7
  - Bathroom 4.10 x 9.1
  - Entryway/Laundry Room 5.7 x 11.8

- SECOND FLOOR:
- Bedroom #1 14.11 x 15.5
  - Bedroom #2 8.2 x 10.9
  - Bathroom 7.4 x 8.8
  - 2nd Level Porch 7.10 x 18.11

PROPERTY DATA

Zoning: R-II Lakeside Residential  
Tax Parcel ID: 359.15-2-49.1  
Property Assessment: \$305,000  
School District: Clymer Central School  
Township: Mina  
County: Chautauqua  
Deed Reference:  
Book 2016 Page 2936 Filed 5/6/2016

Title Search: Current Title Search To Be  
Furnished By Sellers  
Survey Reference:  
Michael D. Masters  
Job No. 010604  
Revision April 1, 2014

Owner Of Record: Michael V and  
Carolyn G Douglas  
Possession: Deed Recording

Legal Representative:  
Orton and Orton Attorneys at Law  
Attorney G. Christopher Orton, Esq.  
68 East Main Street  
North East, PA 16428  
814-347-5724  
corton@ortonandorton.com

Furnishings Included:  
Note: The Furnishings included are included with no increase in purchase price, which nevertheless must be left. Weber Grill will be removed.

- Appliances Included:
- ◆ LG Refrigerator/Freezer
  - ◆ Samsung Microwave
  - ◆ Samsung Electric Stove
  - ◆ LG Washer and Dryer (Electric)

NOTE: Appliances included in their "AS IS" Condition.

## BUILDING STRUCTURE INFORMATION

- ◆ *Roof:* Asphalt
- ◆ *Siding:* Vinyl
- ◆ *Facia:* Aluminum
- ◆ *Soffitt:* Aluminum
- ◆ *Windows:* Vinyl
- ◆ *Doors:* Steel Insulated
- ◆ *Gutters & Downspouts:* Plastic
- ◆ *Basement:* Slab
- ◆ *Covered Carport or Boat Storage Building:* Steel Structure with Cement Floor 12 x 21
- ◆ *Driveway:* Gravel
- ◆ *Storage Shed:* Wood Structure with Vinyl Siding and Asphalt Roof 8.4 x 10.4
- ◆ 2 Lakeside Outdoor Awnings
- ◆ Lakeside Gazebo
- ◆ New Aluminum Dock
- ◆ New Boat Lift with Solar Electric Unit
- ◆ Lakeside Cement Retaining Wall

## UTILITIES

- ◇ *Sanitary Sewage:* Onsite Septic Sewage System.

All questions regarding the on-site septic system should be directed to the Chautauqua County Department of Health, Austin Wellman. 716-753-4798

- ◇ *Water Source:* Driven well (no information on well). Water supplied by a Meyers Contrifugal Shallow Well Pump with a Hydro-Pro Tank Md V-60
- ◇ *Hot Water:* Bradford-White Hydro-jet, 40 gal. electric hot water tank
- ◇ *Electric Service:* 200 Amp Service.
- ◇ *Heating:* Gree Heat & AC system with 1 unit per floor.
- ◇ Regency Gas Fireplace
- ◇ 2 Electric Floor Heating Units
- ◇ *Natural Gas Provider:* N.E.A. Cross Gas Of NY
- ◇ *Electric Provider:* National Grid Power Corp.
- ◇ *Telephone Provider:* Spectrum, Consolidated Communications.
- ◇ *TV Provider:* Spectrum, Direct TV, Dish Network
- ◇ *Internet Provider:* Spectrum 716-664-7310, Consolidated Communications

## AMENITIES

- ♦ One of Findley Lakes premier seasonal lakefront homes offering:
  - \*Panoramic Lake View
  - \*43 Lake Front Feet of gravel beach for swimming, boating, and fishing
  - \*Three lakeside levels to relax and entertain family & friends
  - \*No better location on the lake to watch the evening sunsets
  - \*The gazebo off of the porch deck offers a great area for private conversation
- ♦ To address the sun there is a retractable canopy across the porch on the porch deck
- ♦ The maintenance free steel structure car port provides a place for summer parking and winter boat storage. The structure could be easily removed from the property if so desired.
- ♦ A short drive to North East & Erie PA for their many restaurants, wine tours, outdoor activities, fishing, hunting, concerts, and shopping.
- ♦ Minutes from Peek'n Peak All Season Resort & Spa.
- ♦ A short drive to Chautauqua Lake with its many restaurants, activities, and the famous Chautauqua Institution.

### Flood Plain Insurance Disclosure:

By reviewing the Flood Plain map covering this property it appears that the property IS IN the 100 Year flood plain. In the opinion of Howard & Associates Real Estate the home is in a designated flood plain zone. It is the responsibility of the purchasers to verify and satisfy themselves of this opinion.

Community: Town of Mina

Map No.: 3613710025B

Zone: AE

Panel No.: 0025A

Map Revised: January 2, 2003

**NOTE:** It is recommended before purchasing a property that may require flood insurance, that you contact your purposed insurance carrier for a price quotation.

**NOTE: Flood Plain Property Exemption:** To exempt a property that is shown in the Flood Plain but appears to be well above the Flood Plain Bench Mark:

1. The determination must be made by a professional engineer or licensed surveyor in the state the property is located.
2. A Federal Emergency Agency elevation certificate should be completed, filed and approved by the National Flood Insurance Programs Agency, showing the dwelling at an elevation well above the flood elevation for the area. EMA form 81-31-JULOO.
3. **NOTE:** Not all lending institutions will accept an elevation certificate. Check with your lending institution prior to ordering an elevation certificate.

## DISCLOSURES:

1. **Subject To:** Zoning, all restrictions, easements, rights-of-way, building lines, leases and oil and gas leases of record conveying any and all rights thereunder, insofar as pertaining to the subject parcel, and to all easements and rights-of-way visible and discoverable upon an inspection of the premises.
2. **Agriculture Disclosure:** The property is in an agricultural area. "Farming Community" with its associated activities causing noise, dust, odors, in addition to but not limited to the use of various agricultural chemicals for crop maintenance and production
3. **Square Footage:** If the square footage is important to the Buyer/Buyers they should have the property measured and not rely upon the information provided in this property prospectus.
4. **Sale Price To Current Assessment Disclosure:** Under current assessment practices, in order to maintain 100% equalization rate, if the assessment does not equal the sale price you may expect at some point, the assessment to be changed to reflect the actual sale price. If you have questions contact the local town assessment office in which the property is located.
5. **Property Dimension:** All property dimensions are approximate and subject to verification by a current land / plot survey
6. **Out of State Purchasers:** Out of State Purchasers must be represented by a licensed New York State Attorney for the closing.
7. **Fireplace Inspection:** It is the recommendation of Howard & Associates that before operating any home with a wood burning fireplace that it be inspected by a certified fireplace inspector to ensure it's safe operating condition.

### 8. **Flood Plain Insurance Disclosure:**

It is the opinion of Howard & Associates Real Estate the parcel **is not** in the flood plain. It is the responsibility of the purchaser/purchasers to verify and satisfy themselves of this opinion.

Community: Town of Mina

Map No: 3613710025B

Panel: 0025

Zone: X

Map Revised: January 2, 2003

**NOTE:** It is recommended before purchasing a property that may require flood insurance, that you contact your proposed lending institution and insurance provider for a price quotation.

FOR VIEWING APPOINTMENT  
CONTACT:

**Howard & Associates**  
**Real Estate-Appraisals-Auctions**  
**716-769-7300 Office**  
**716-769-7341 Fax**

**Email: [findlelakeproperty@gmail.com](mailto:findlelakeproperty@gmail.com)**

**Website: [www.findlelakeproperty.com](http://www.findlelakeproperty.com)**

NY Broker's License: 109930826

PA Broker's License: SBR001643

Peter S. Howard License NY: 10311200994

Peter S. Howard License PA: SBR001643

E. Stephen Denny License: 31DE0892852



**EQUAL HOUSING  
OPPORTUNITY**

**Fair Housing:** It is illegal, pursuant to the fair housing law, Division (H) of Section 4112.02 of the revised code and the federal housing law, 42 U.S.C.A 3601, to refuse to sell, transfer, assign, rent, sublease, or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status, military status, ancestry, handicap, or national origin; or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services; it is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.

**NOTE :** Howard & Associates  
Real Estate—Appraisals—Auctioneers  
believes all information to be accurate  
but subject to verification.





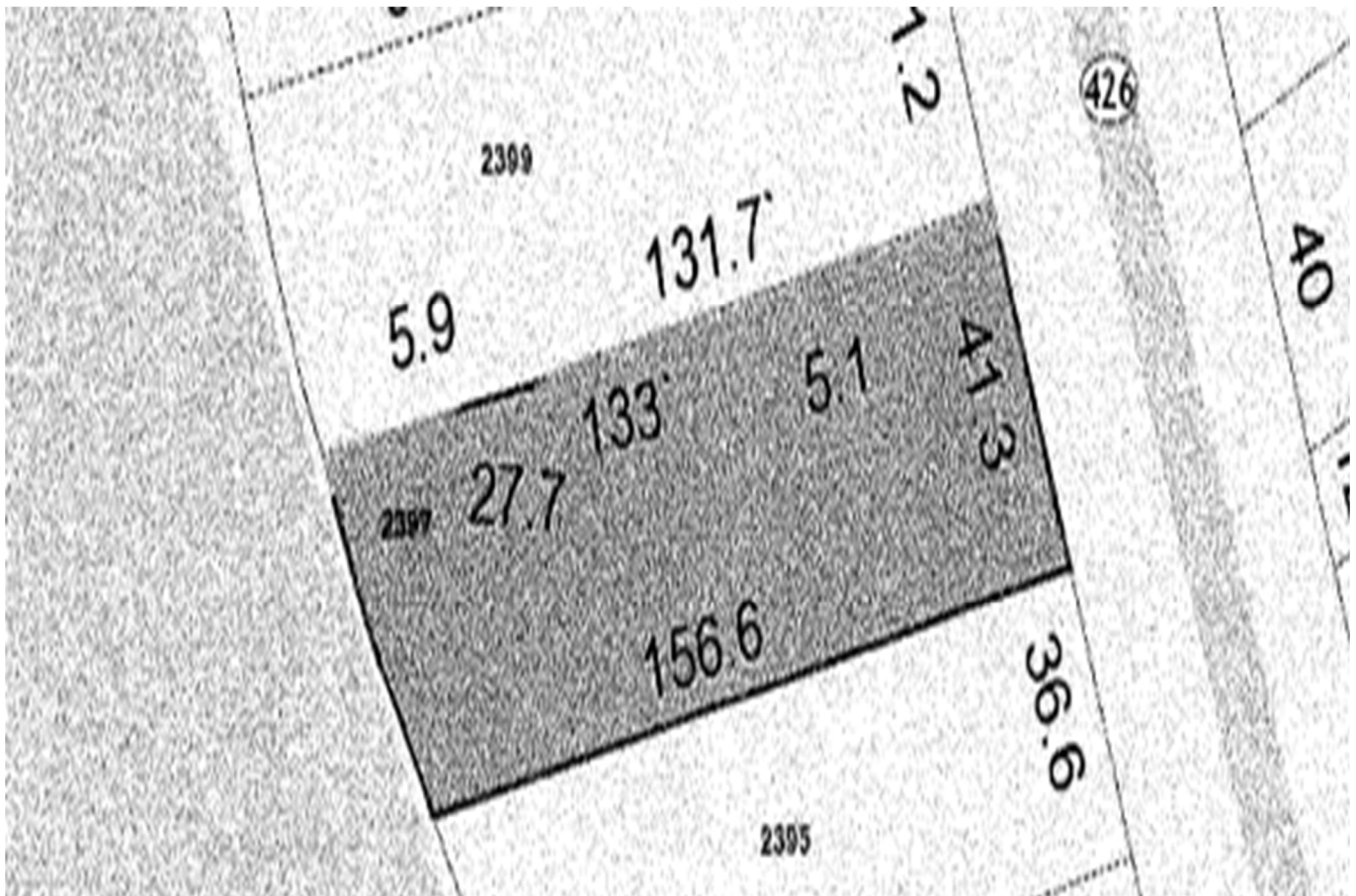




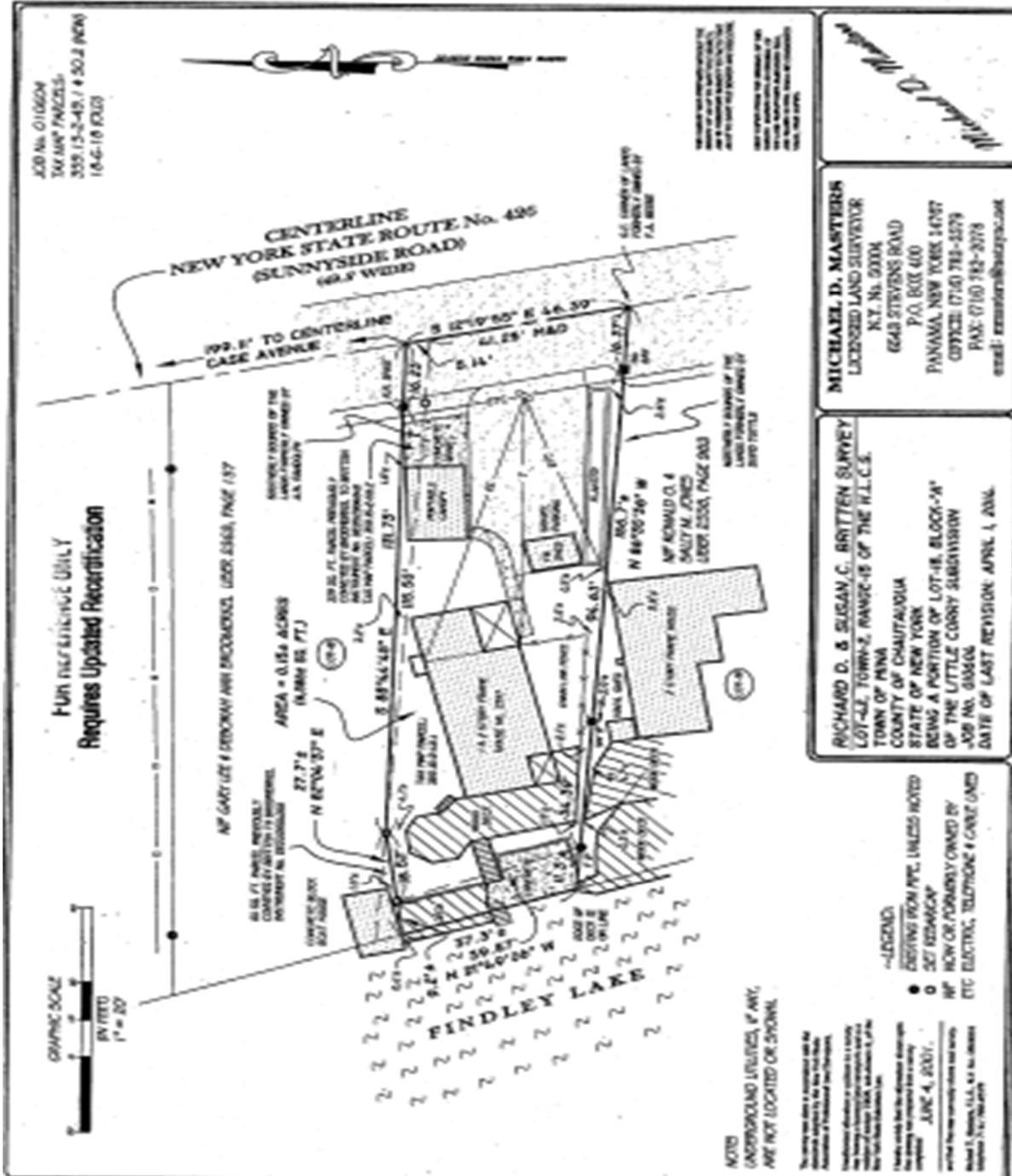
# Tax Map for Parcel 359.15-2-49.1

2397 Sunnyside Rd., Findley Lake, NY

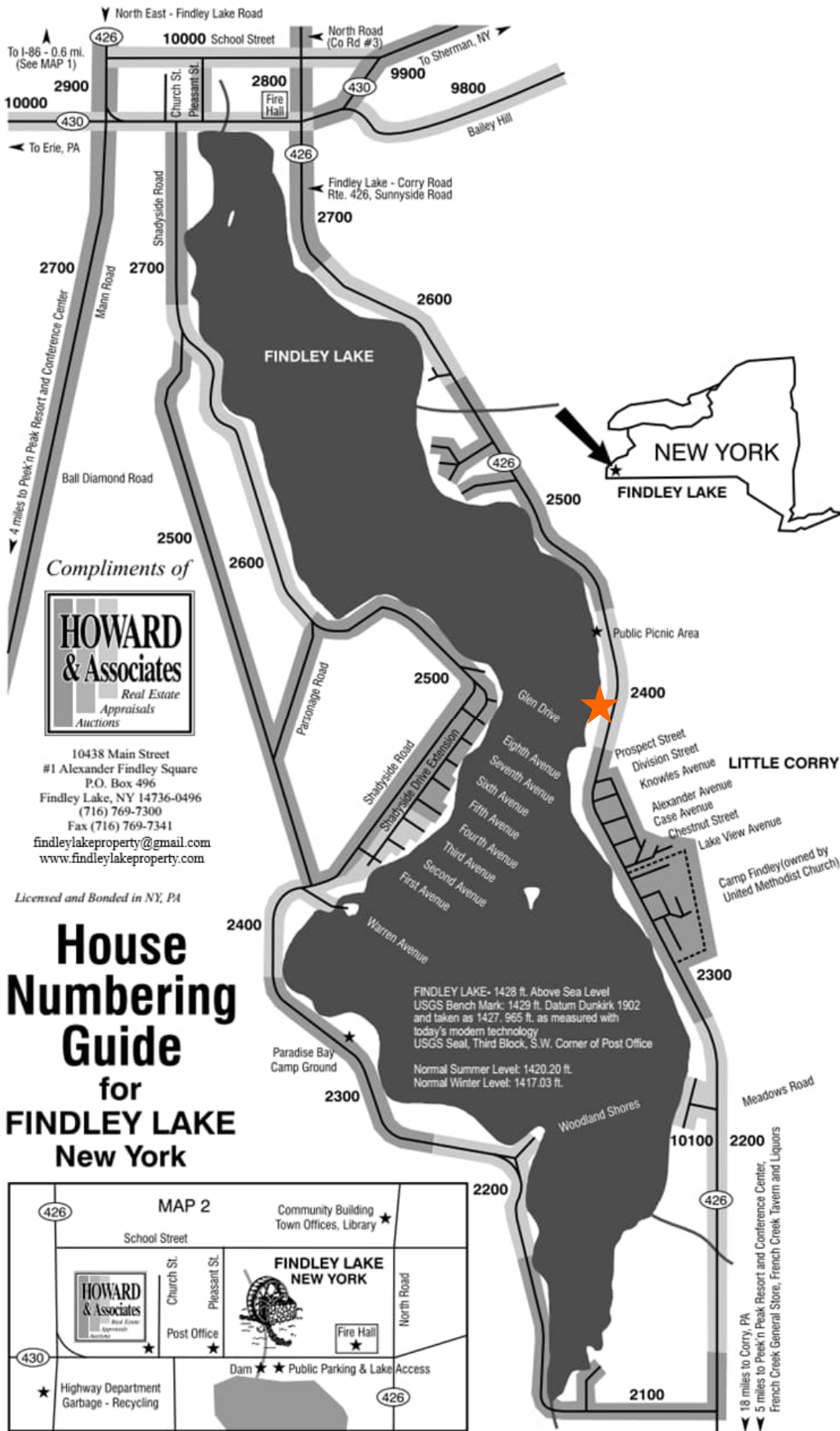
NOTE: This is **not** a survey. All dimensions are approximate and are required to be validated by a current land plot survey. The map is part of the Chautauqua County GIS Tax Reference Map System for the Town of Mina.



# 2397 Sunnyside Road, Findley Lake, NY 359.15-2-49.1

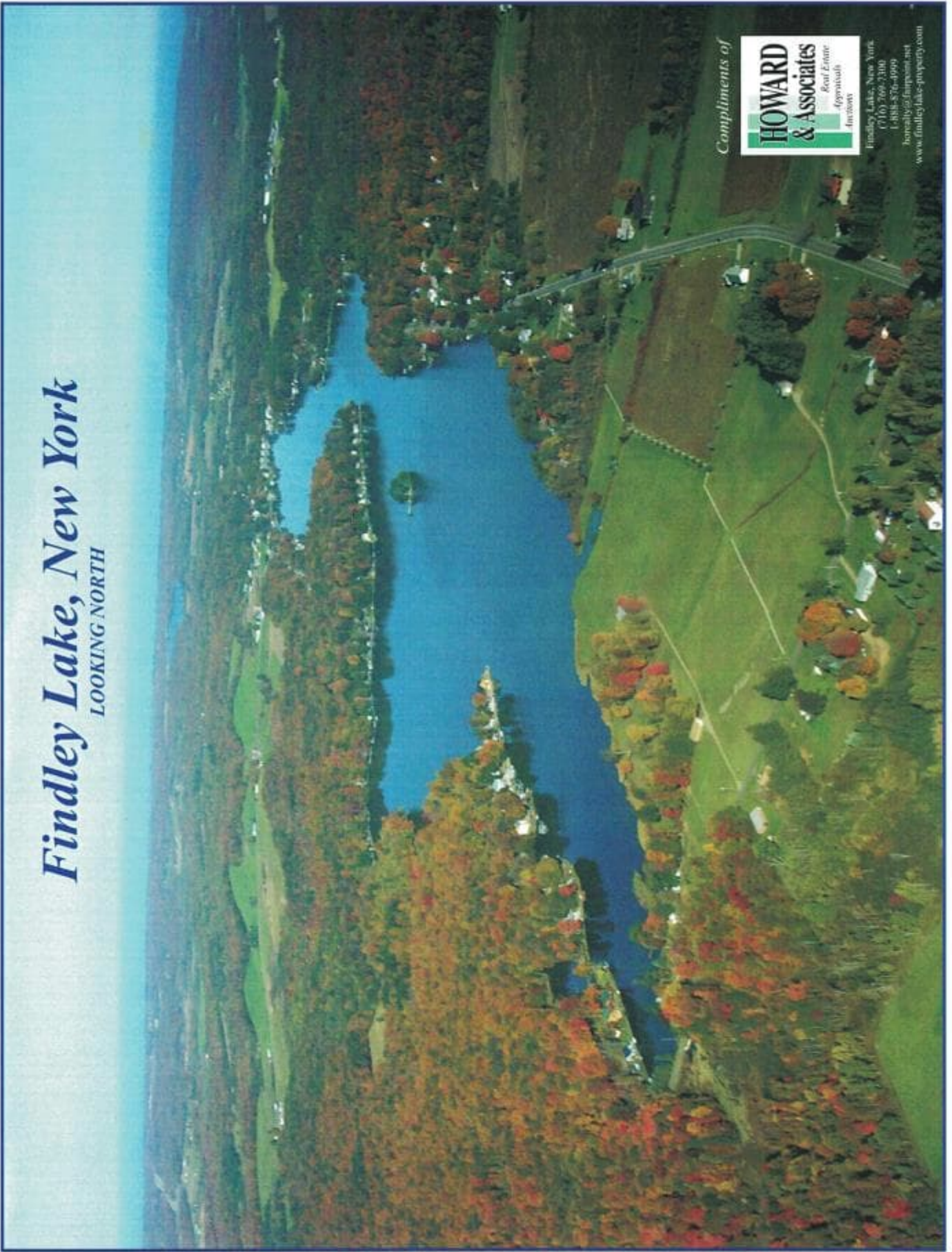


—FOR REFERENCE ONLY—  
REQUIRES RECERTIFICATION



# Findley Lake, New York

LOOKING NORTH



Compliments of

**HOWARD & Associates**  
Real Estate  
Appraisals  
Interiors

Findley Lake, New York  
(716) 769-7300  
1-888-876-4999  
howard@findleyny.net  
www.findleyny.com

# FINDLEY LAKE, NY

## TOWN OF MINA, CHAUTAUQUA COUNTY, N.Y.

The Hamlet of Findley Lake is situated on the western boarder of New York State. Findley Lake was formed by the damming of two ponds in 1815, covering an area of approximately 300 acres. The water level is controlled by a dam with a summer elevation of 1420 feet above sea level and is lowered 32 inches for a winter level.

## FINDLEY LAKE YESTERDAY AND TODAY

Findley Lake, the name alone means so much to those who have spent any amount of their time on and around its shores. But why? Can it be just the restful lapping of the cooling waters, or the gentle breeze through the flowers and trees? No, I think there's more. Its history is ever changing. From when a young man of Scot-Irish decent came from Ireland searching for a place to raise a family and finding just that site purchased it in 1811. He then went off to war and returned in 1815 to start his mill, then built his home in 1816. By the building of the dam for the mill it created a large pond and was known as Findley's Pond, then later Findley's Lake. The settlement sprung up around the mills, hotels, several stores, churches, and schools. Fires tried to destroy it but it kept springing back. We had our own Little Chautauqua. Its name, Lakeside Assembly, started in 1895 and ran through 1915.

Steamboats in the summer and horse races in the winter, those are all memories now. The lake today still has its activities, the town is growing with changes. So we are again making History!

*Article provided by Findley Lake Town Historian - Mrs. Paul (Sharon) Scarem*

---

Howard & Associates, Real Estate-Appraisals-Auctions, All Types of Insurance, the firm serving Western New York and Northwestern Pennsylvania, marketing homes, vacation homes, lake front homes, business, commercial and industrial properties. Our firm specializes in the marketing of farms, land and timberland. We market Real Estate throughout New York, Pennsylvania,

Our firm also does land developments in addition to offering complete design and construction services, meeting all local and state regulations in the states of New York and Pennsylvania. We are also agents for a complete line of manufactured housing.

In addition, we offer complete auction services through our associated firm, Howard & Reimold, specializing in farms, real estate, estates, commercial and industrial plants, construction and industrial equipment.

Please call anytime for a free consultation or market analysis at (716) 769-7300. Our staff is ready to serve you.

Our firm has been providing all types of real estate services for over 40 years with its staff totally involved with the communities it serves.

NOTE: Howard & Associates believes all material to be correct, but assumes no legal responsibility for its accuracy or for the accuracy of its representation.



Licensed and Bonded in NY, PA and OH

# Our Staff

*Serving Western NY (Southern Tier), North Western PA & North Eastern Ohio Since 1974*



**E. Stephen Denny**



**Kerry Mulkearn**



**Vicky Altman**

**In  
Loving  
Memory  
Of  
Peter S.  
Howard**



*Dedicated to the Quality of Service You Have Come to Expect*

<b>E. Stephen Denny-Corp. Broker/Auctioneer</b>	<b>(814)881-6411</b>	<b>31DE0892852</b>
<b>Kerry Mulkearn- Real Estate Sales</b>	<b>814)323-0815</b>	<b>40MU1029137</b>
<b>Vicky Altman- Real Estate Sales</b>	<b>(716)450-7164</b>	<b>40AL1059973</b>
<b>Craig W. Breter-Real Estate Sales</b>	<b>(716)769-7565</b>	<b>40BR0725326</b>
<b>Evelyn A. Card- Office Secretary</b>	<b>716)769-7300</b>	

**NY State Corporate License #: 109930827 ♦ Corporate License in PA: SBR001643**

**Main Office Number: 716-769-7300**