



**MLS#:** **B1077099** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**  
**5192 Willowbrook Dr W** **List Price:** **\$94,900**  
**County:** **Erie** **Zip:** **14031** **LP/SF:**  
**Town:** **Clarence** **Pstl City:** **Clarence** **Acres:** **0.44**  
**Area #:** **Clarence-143200** **Cross St:** **Willowbrook**  
**Subdivision:** **Lot Front:** **100**  
**TxMap#:** **143200-058-170-0005-020-000** **Lot Depth:** **190**  
**City Nghbrhd:** **Lot Shape:**  
**School Dist:** **Clarence** **Lot #:** **20**  
**High School:** **Clarence Senior High** **SqFt:**  
**Middle School:** **Clarence Middle** **# Photo:** **2**  
**Elem School:**

General Information

**Type:** **Residential** **Improvement:**  
**Topography:** **Level**  
**Road Ft/Desc:** **Town** **Buildings:** **None**  
**Zoning:** **Wooded** **Milk Mkt:** **# Horse Stls: 0**  
**Land Feat:** **Wooded**  
**Addl Rooms:**  
**Bedrooms:** **Baths:** **Stories:** **Rooms:**  
**On Wtrfrnt:** **No** **Footage:**  
**Name:** **Island Name:** **Rip Rgts:** **No**  
**GOM Rts Rsv:** **Timber Rgts Rsv:**  
**Public** **Build the home of your dreams! The perfect piece of property to construct and create the place you**  
**Remarks:** **want to call home. Beautiful established neighborhood & Clarence Schools**

Unbranded VT:

Directions: **Greiner to Willowbrook to Willowbrook west**

Residence Information

**Style of Res:** **Garage:**  
**Exterior Cnstr:**  
**BR 1st Flr:** **BR 2nd Flr:** **BR 3rd Flr:** **0** **BR Basement:** **0**  
**FB 1st Flr:** **FB 2nd Flr:** **FB 3rd Flr:** **0** **FB Basement:** **0**  
**HB 1st Flr:** **HB 2nd Flr:** **HB 3rd Flr:** **0** **HB Basement:** **0**  
**Kitchen:**  
**Basement:**  
**Floor:**  
**Attic:**  
**Addl Rooms:**  
**Interior Feat:**  
**Exterior Feat:**  
**Appliances:**  
**Accessibility:**  
**Foundation:**  
**Emerg Backup:**  
**ENERGY STAR**  
**Qualified@:**  
**# Fireplace:** **0** **# Artificial:** **0** **# Gas:** **0** **# Pellet:** **0**  
**# Wood Burning:** **0** **# Wood Stove:** **0** **# Coal:** **0** **# Other:** **0**  
**# Freestanding:** **0** **# Not to Code:** **0**

Utilities Information

**Utils on Site:** **Electric, Gas, Water** **Waste Disp:** **Septic Approved**  
**HVAC Type:** **Utils Avail:** **Electric, Gas, Water** **Water Htr Fuel:**  
**Heating Fuel:** **Public** **Well Location:**  
**Water Supply:** **None**

Miscellaneous Information

**Avail Docs:** **Other - See Remarks** **Restrictions:**  
**Dev Status:** **Other - See Remarks**  
**Soil:**  
**Seller Provides:** **Owner Will Survey** **Addl Site Data:**  
**Conditions:**  
**Seller Stake in Lnd:**  
**Driveway Desc:** **None**  
**Possible Uses:** **Single Family Development**  
**# Crop Acres:** **0.0000** **# Timber Acres:** **0.0000** **# Wooded Acres:** **0.0000**  
**# Tillable Acres:** **0.0000** **# Pasture Acres:** **0.0000**

Financial Information

Financial Information

Type of Sale: **Normal**  
Tax Info:  
Town/Cnty Tax: **\$415**  
Closed Date:

Annl Spc Assess: **\$0**  
Assess Val: **\$50,000**  
City/Vil Tax: **\$0**  
Sales Price:

Lot Rent:  
School Tax: **\$721**  
Total Taxes: **\$1,136**  
DOM: **169**

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Julia Sullivan

Howard Hanna  
5462 Sheridan Drive Williamsville, NY 14221

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