



MLS#: **R1256446** **Single Family Residential** **A-Active**
4 Andrews Way List Price: **\$244,900**
County: **Ontario** Zip: **14424** Acres: **0.07**
Town: **South Bristol** Pstl City: **Canandaigua** Cross St: **Golfside**
Area #: **South Bristol-324600**

Subdivision: Lot Front: **47**
TxMap#: **324600-168-015-0002-029-000** Lot Depth: **67**
City Nghbrhd: Lot Shape:
School Dist: **Naples** Lot #: **29**
High School: **Naples High** SqFt: **1,767**
Middle School: **Other - See Remarks** Year Built: **1979**
Elem School: **Naples Elementary** Yr Blt Desc: **Existing**
Photo: **23**

General Information

Style of Res: **2 Story, Colonial, Contemporary** Full Baths: **2** Bedrooms: **3** Beds Full Half
Built By: Half Baths: **1** Total Rooms: **6** 1st Flr: **0 0 1**
Stories: **1.7** Tot Baths: **2.1** # Beds/Sept: 2nd Flr: **3 2 0**
Exter Constr: **Cedar, Wood** 3rd Flr: **0 0 0**
Driveway: **Blacktop** 4th Flr: **0 0 0**
Garage: **1.5/Attached** Bsmnt: **0 0 0**
Lot Info: **Beach/Water Access - See Remarks, Neighborhood Street, Wooded Lot** Total: **3 2 1**
Roof Descr: **Asphalt**
Attic: **Crawl Space** Foundation: **Block**
Basement: **Full**
Waterfront: **No** Footage: Riparian Rgts? **No**
Name: Island Name:

Public Remarks: **Meticulous and caring owners have upgraded nearly every square inch of this home over the years. This is NOT a "flip". Will knock you out cold! Gracious atrium entry. Gorgeous wide open spaces combined w elegant appointments at every turn. Total renovation inside. Kitchen w new granite counters opens to family rm & offers breakfast bar. Fabulous entertaining spaces! Dining area flexes formal/informal. Two fireplaces! Gorgeous natural wood floors! Windows everywhere! Sliding door takes you out to deck. Wide open layout! Three bdrms upstairs. Fantastic Master bedroom suite! Uncompromising finishes upstairs as well as downstairs will impress you. Bristol Harbor Village Association AND Andrews Way Association. Listed HOA fee includes BOTH associations.**

Unbranded VT: [Click Here](#)
Aerial Drone Video:
Virtual Tour 3D:

Directions: **From Seneca Point Road south of Bristol Harbour take Golfside Circle to Andrews**
Interior & Exterior Features

Add'l Rooms: **Den/Study, Family Room, Foyer/Entry Hall, Laundry-Basement, Living Room, Master Bedroom Bath, Porch - Open** Total FP: **2** # Artificial: **0**
Add'l Interior Features: **Ceiling Fan, Circuit Breakers - Some, Copper Plumbing - Some, Natural Woodwork - some, Other - See Remarks, Sliding Glass Door** # Gas: **1**
Add'l Exterior Features: **Cable TV Available, Deck, Garage Door Opener, Propane Tank - Leased, Tennis Court, Thermal Windows - Some** # Pellet: **0**
Add'l Struct: # Wood Burning: **1**
Kitch/Dining: **Breakfast Bar, Eat-In, Kitchen/Family Room Combo, Living/Dining Combo, Other - See Remarks, Pantry, Solid Surface Counter** # Wood Stove: **0**
Appliances: **Cooktop - Electric, Dishwasher, Microwave, Oven/Range Built-In, Refrigerator, Refrigerator-Built In** # Coal: **0**
Accessibility: # Other: **0**
Floor: **Ceramic-Some, Hardwood-Some, Wall To Wall Carpet-Some** # Freestanding: **0**
Not Rep to Code: **0**

Utilities Information

HVAC Type: **AC-Central** Sewer: **Sewer Connected**
Heating Fuel: **Propane** Water: **Public Connected**
Water Htr Fuel: **Gas** ENERGY STAR® Qualified:
Emerg Backup:
Type of Well: **None** Well Location:

Financial Information

Possible Fin: **Conventional, FHA, VA** Type of Sale: **Normal**
1st Mtg Bal: **\$0** Equity: **\$244,900.00** Town/Cnty Tax: **\$1,542**
2nd Mrt Bal: **\$0** City/Vil Tax: **\$0**
Tax Info: School Tax: **\$3,249**
Assess Val: **\$194,000** Total Taxes: **\$4,791**
HOA Pay Desc: **Monthly** Annl Spc Assess: **\$0** Lot Rent:
HOA Fee: **\$297**
HOA Amen: **Basketball, Clubhouse, Exercise, Other - See Remarks, Tennis**
Sale Price: DOM: **56** Closed Date:

Rome Celli MLS#: **R1256446**
NY Licensed Assoc. R.E. Broker RE/MAX Realty Group
10 Grove Street Pittsford, NY 14534
Listing content is subject to copyright and license agreements, and may only be used as permitted by MLS rules, regulations, and policies.
Listing content is not guaranteed accurate by the MLS Friday, May 8, 2020

4 Andrews Way

MLS #: R1256446

List Price: \$244,900



4 Andrews Way

MLS #: R1256446

Presented By: Rome Celli

4 Andrews Way

MLS #: R1256446

List Price: \$244,900



4 Andrews Way

MLS #: R1256446

Presented By: Rome Celli