

For Sale By Owner



12 Osprey Dr.
West Henrietta, NY 14586

Call Don Henry - (315) 521-4208

donphenry@gmail.com

Features and Facts

- ❖ Built in 1999
- ❖ Brick foundation
- ❖ Vaulted living room ceiling
- ❖ Open dining area
- ❖ Sliding Doors to Deck
- ❖ Aluminum gutters
- ❖ Fiberglass shingles
- ❖ Central heating and A/C
- ❖ Dishwasher and range
- ❖ Double pane windows
- ❖ Municipal water/sewer
- ❖ Large master bedroom suite
- ❖ Walk in Closet
- ❖ Disposal unit
- ❖ Garage with door opener
- ❖ Shelves in garage

- ❖ Quiet street cul-de-sac
- ❖ 3 bedrooms
- ❖ 2 ½ Baths
- ❖ Hardwood Floors
- ❖ Landscaped Lot
- ❖ Designer Paint and Window treatments
- ❖ Full/Partial Basement
- ❖ 1621 Sq Feet
- ❖ Other residents reside in communitiy

Community Amenities

- ❖ Tennis Courts
- ❖ 2 Pools + Kiddie Pool
- ❖ Community Center
- ❖ 5 miles of paved walking/biking trails
- ❖ Playgrounds

Schools

- ❖ Rush/Henrietta Schools

Commute times

- ❖ Strong Memorial Hosp 15 Minutes
- ❖ Rochester General 25 Min
- ❖ Grocery stores 10 Min
- ❖ Mall 15 Min

Costs

- ❖ Asking price: \$162,900
- ❖ Property and School taxes: Approx \$5,000/yr
- ❖ Utilities: \$200/month

