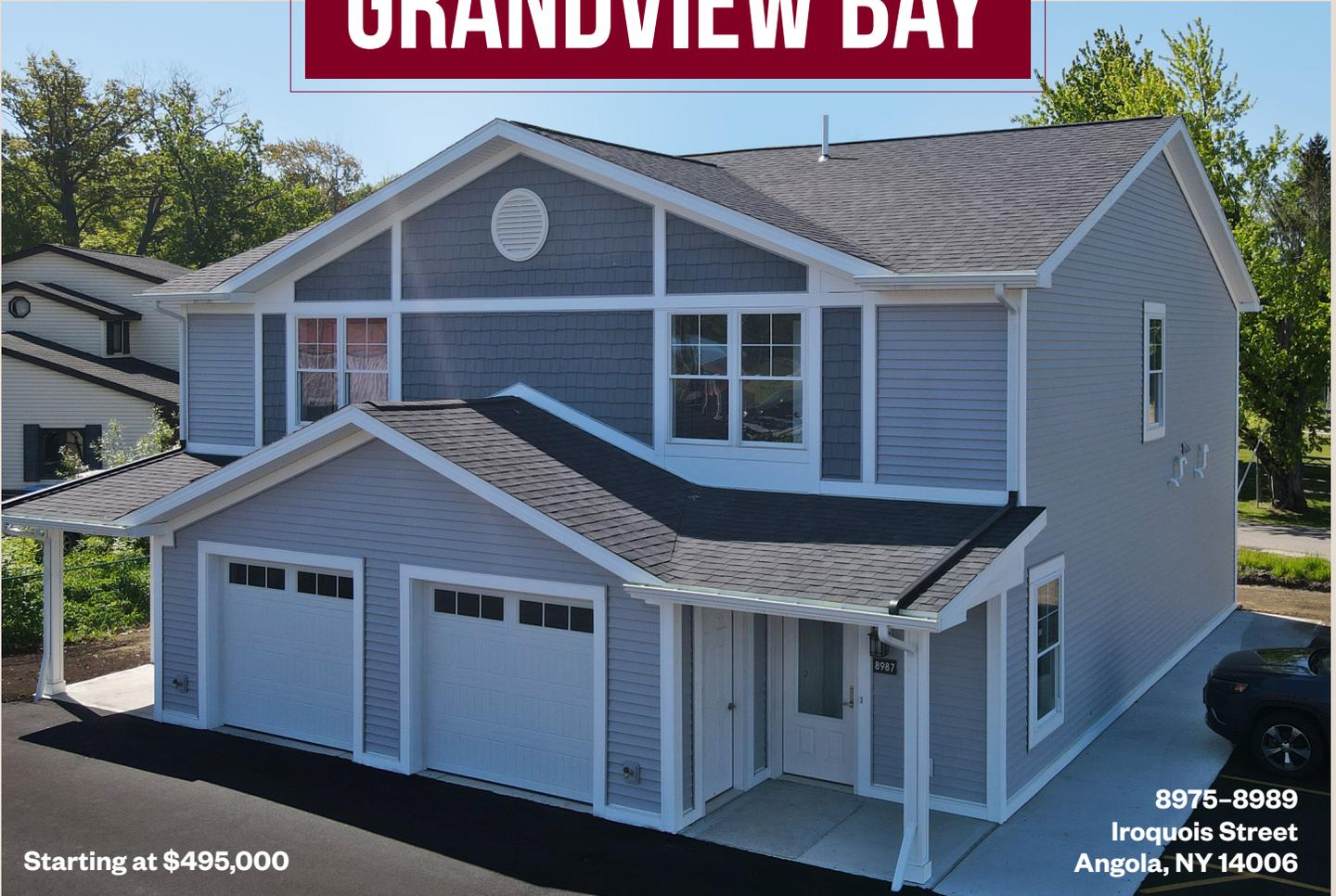


# THE TOWNHOMES AT GRANDVIEW BAY



Starting at \$495,000

8975-8989  
Iroquois Street  
Angola, NY 14006

## Home Design and Property Attributes:

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- 8 Total Two-Story Townhome Units
- Convenient Access To Beach
- 3 Bedrooms
- 2.5 Baths
- Mud Room
- Primary Bedroom with Walk-In Closets and Full Ensuite Bathroom
- High-Efficiency Hvac System
- Pre-Wired for High-Speed Communication Systems
- Granite Countertops in Kitchen and Bathrooms
- Stainless Steel Kitchen Appliances Included
- Laundry Space with Washer & Dryer Included
- Convenient Multi-Functional Breakfast Bar

## Homeowner's Association Services:

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HOA monthly fees are \$238.65 for each unit that will include snow removal, landscaping, lawn cutting, weed control/fertilization and insect disease control.

## Learn More:

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(716) 854-0060

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**Site Plan:**



**Learn More:**



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