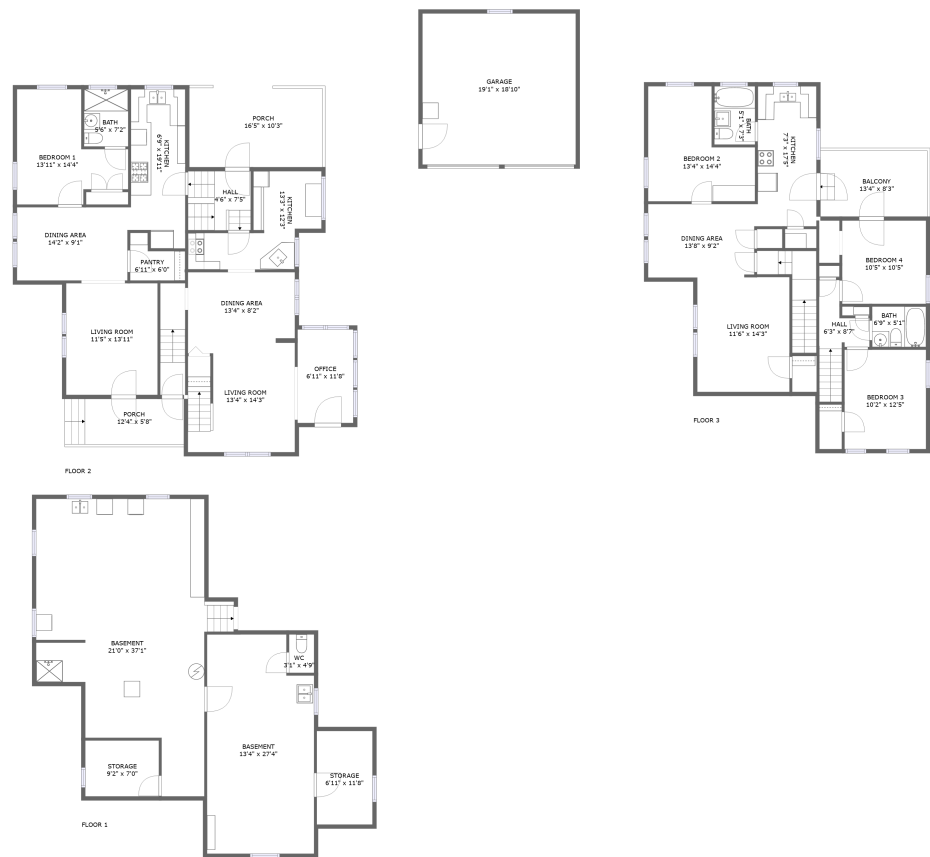





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
**Property summary**


 **1** Garages


 **4** Bedrooms

 **3** Bathrooms

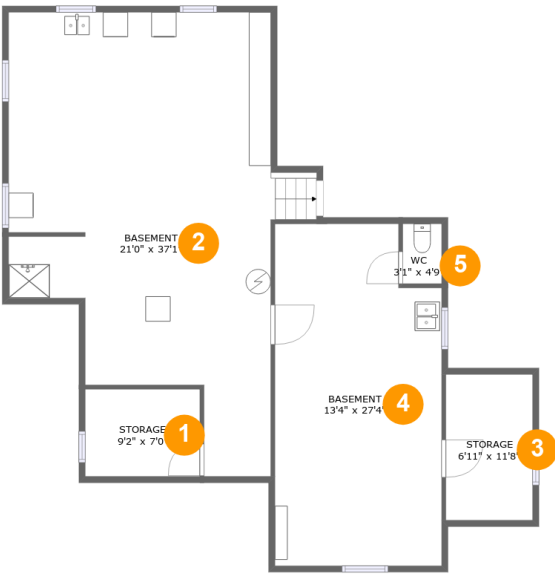
 **0** Half baths

 **3** Floors

 **2,574** Gross living area sqft

 **4,593** Total sqft

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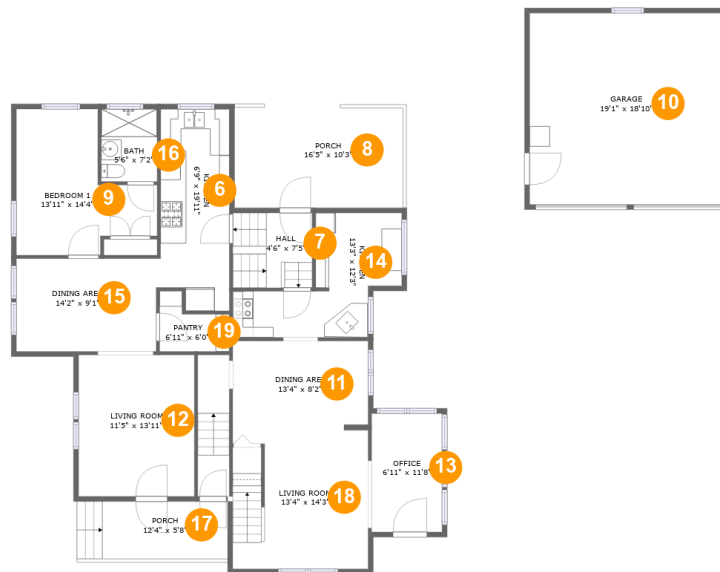


Room dimensions

Floor 1 Total sqft: 1252    Living area: 0

#		Dimensions	sqft	Counted as living area
1	Storage	9'2" x 7'0"	64 sq. ft	No
2	Basement	21'0" x 37'1"	634 sq. ft	No
3	Storage	6'11" x 11'8"	81 sq. ft	No
4	Basement	13'4" x 27'4"	348 sq. ft	No
5	Bath	3'1" x 4'9"	15 sq. ft	No

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## Room dimensions

Floor 2

Total sqft: 2049    Living area: 1392

#		Dimensions	sqft	Counted as living area
6	Kitchen	6'9" x 19'11"	129 sq. ft	Yes
7	Hall	4'6" x 7'5"	58 sq. ft	Yes
8	Outdoor	16'5" x 10'3"	174 sq. ft	No
9	Bedroom 1	13'11" x 14'4"	146 sq. ft	Yes
10	Garage	19'1" x 18'10"	361 sq. ft	No
11	Dining Room	13'4" x 8'2"	110 sq. ft	Yes
12	Living Room	11'5" x 13'11"	159 sq. ft	Yes
13	Office	6'11" x 11'8"	81 sq. ft	Yes
14	Kitchen	13'3" x 12'3"	124 sq. ft	Yes
15	Dining Room	14'2" x 9'1"	127 sq. ft	Yes
16	Bath	5'6" x 7'2"	39 sq. ft	Yes

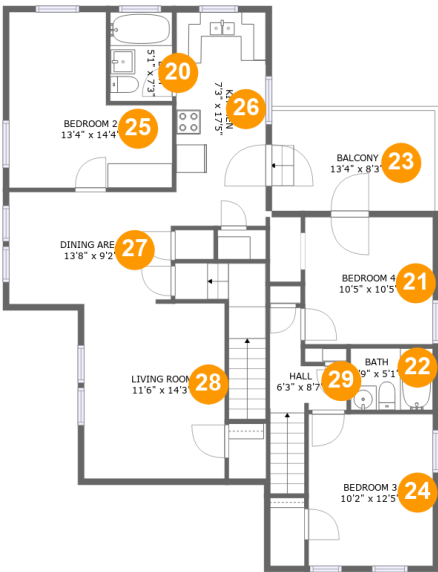
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Information is calculated by Cubicasa technology deemed highly reliable but not guaranteed.

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#		Dimensions	sqft	Counted as living area
17	Outdoor	12'4" x 5'8"	84 sq. ft	No
18	Living Room	13'4" x 14'3"	185 sq. ft	Yes
19	Pantry	6'11" x 6'0"	30 sq. ft	Yes

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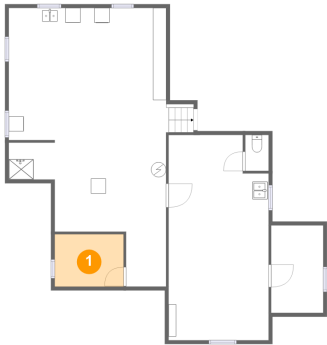
Room dimensions

Floor 3 Total sqft: 1292 Living area: 1182

#		Dimensions	sqft	Counted as living area
20	Bath	5'1" x 7'3"	37 sq. ft	Yes
21	Bedroom 4	10'5" x 10'5"	109 sq. ft	Yes
22	Bath	6'9" x 5'1"	34 sq. ft	Yes
23	Outdoor	13'4" x 8'3"	110 sq. ft	No
24	Bedroom 3	10'2" x 12'5"	126 sq. ft	Yes
25	Bedroom 2	13'4" x 14'4"	151 sq. ft	Yes
26	Kitchen	7'3" x 17'5"	128 sq. ft	Yes
27	Dining Room	13'8" x 9'2"	123 sq. ft	Yes
28	Living Room	11'6" x 14'3"	164 sq. ft	Yes
29	Hall	6'3" x 8'7"	54 sq. ft	Yes

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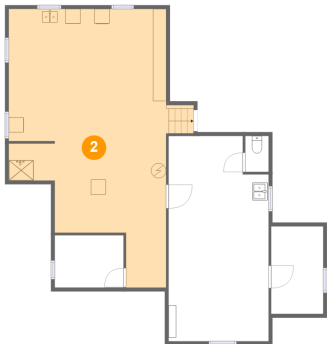
**1 Floor 1 - Storage**



Dimensions: 9'2" x 7'0"  
Area: 64 sq. ft  
Counted as living area: No

Heated: No  
Finished: No  
Enclosed: No  
Contiguous: No  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

**2 Floor 1 - Basement**

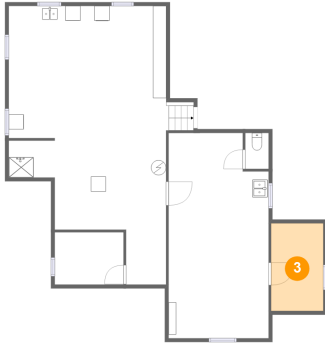


Dimensions: 21'0" x 37'1"  
Area: 634 sq. ft  
Counted as living area: No

Heated: No  
Finished: No  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

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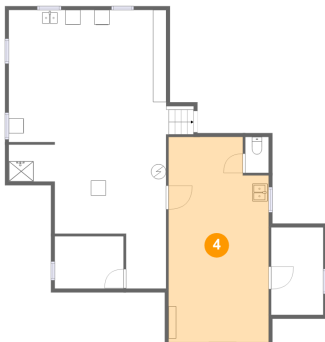
### **3 Floor 1 - Storage**



Dimensions: 6'11" x 11'8"  
Area: 81 sq. ft  
Counted as living area: No

Heated: No  
Finished: No  
Enclosed: No  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

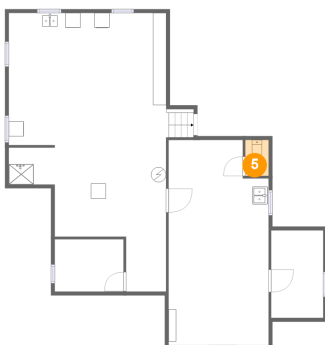
### **4 Floor 1 - Basement**



Dimensions: 13'4" x 27'4"  
Area: 348 sq. ft  
Counted as living area: No

Heated: No  
Finished: No  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

### **5 Floor 1 - Bath**



Dimensions: 3'1" x 4'9"  
Area: 15 sq. ft  
Counted as living area: No

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: No  
Permitted: Yes  
Wet space: Yes  
Addition: No  
Conversion: No

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**6** Floor 2 - Kitchen



Dimensions: 6'9" x 19'11"  
Area: 129 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

**7** Floor 2 - Hall



Dimensions: 4'6" x 7'5"  
Area: 58 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

**8** Floor 2 - Outdoor



Dimensions: 16'5" x 10'3"  
Area: 174 sq. ft  
Counted as living area: No

Heated: No  
Finished: Yes  
Enclosed: No  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No



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**9** Floor 2 - Bedroom 1



Dimensions: 13'11" x 14'4"  
Area: 146 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

**10** Floor 2 - Garage



Dimensions: 19'1" x 18'10"  
Area: 361 sq. ft  
Counted as living area: No

Heated: No  
Finished: No  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

**11** Floor 2 - Dining Room



Dimensions: 13'4" x 8'2"  
Area: 110 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

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**12** Floor 2 - Living Room



Dimensions: 11'5" x 13'11"  
Area: 159 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

**13** Floor 2 - Office



Dimensions: 6'11" x 11'8"  
Area: 81 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

**14** Floor 2 - Kitchen



Dimensions: 13'3" x 12'3"  
Area: 124 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

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## 15 Floor 2 - Dining Room



Dimensions: 14'2" x 9'1"  
Area: 127 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

## 16 Floor 2 - Bath



Dimensions: 5'6" x 7'2"  
Area: 39 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: Yes  
Addition: No  
Conversion: No

## 17 Floor 2 - Outdoor



Dimensions: 12'4" x 5'8"  
Area: 84 sq. ft  
Counted as living area: No

Heated: No  
Finished: Yes  
Enclosed: No  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

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## 18 Floor 2 - Living Room



Dimensions: 13'4" x 14'3"  
Area: 185 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

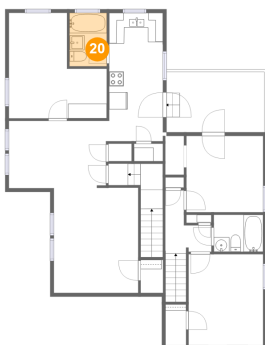
## 19 Floor 2 - Pantry



Dimensions: 6'11" x 6'0"  
Area: 30 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

## 20 Floor 3 - Bath

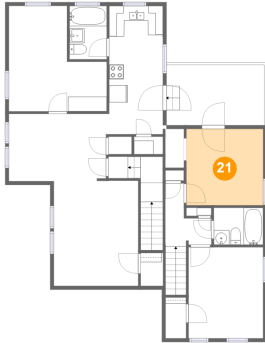


Dimensions: 5'1" x 7'3"  
Area: 37 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: Yes  
Addition: No  
Conversion: No

# 482 Old Falls Boulevard, Martinsville, North Tonawanda, Niagara County, New York, United States,

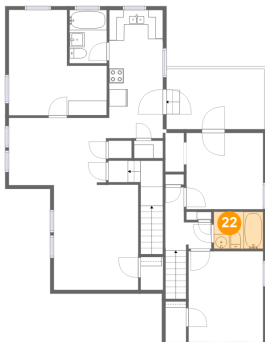
## 21 Floor 3 - Bedroom 4



Dimensions: 10'5" x 10'5"  
Area: 109 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

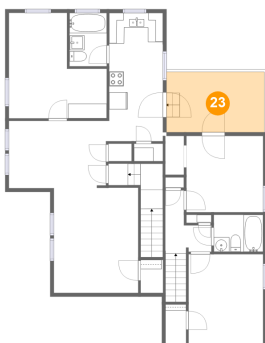
## 22 Floor 3 - Bath



Dimensions: 6'9" x 5'1"  
Area: 34 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: Yes  
Addition: No  
Conversion: No

## 23 Floor 3 - Outdoor

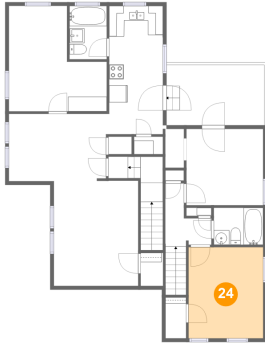


Dimensions: 13'4" x 8'3"  
Area: 110 sq. ft  
Counted as living area: No

Heated: No  
Finished: Yes  
Enclosed: No  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

# 482 Old Falls Boulevard, Martinsville, North Tonawanda, Niagara County, New York, United States,

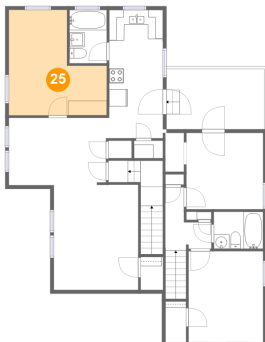
## 24 Floor 3 - Bedroom 3



Dimensions: 10'2" x 12'5"  
Area: 126 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

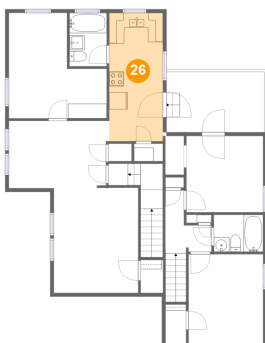
## 25 Floor 3 - Bedroom 2



Dimensions: 13'4" x 14'4"  
Area: 151 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

## 26 Floor 3 - Kitchen

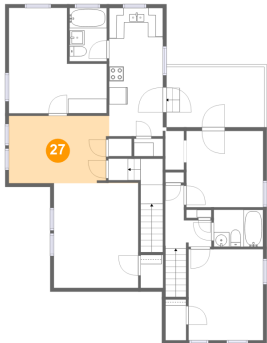


Dimensions: 7'3" x 17'5"  
Area: 128 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

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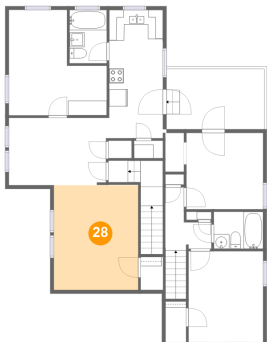
**27** Floor 3 - Dining Room



Dimensions: 13'8" x 9'2"  
Area: 123 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

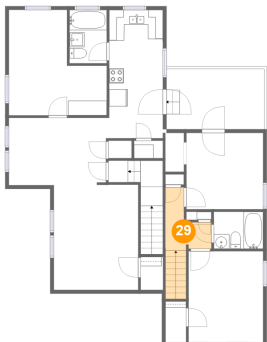
**28** Floor 3 - Living Room



Dimensions: 11'6" x 14'3"  
Area: 164 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

**29** Floor 3 - Hall



Dimensions: 6'3" x 8'7"  
Area: 54 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No