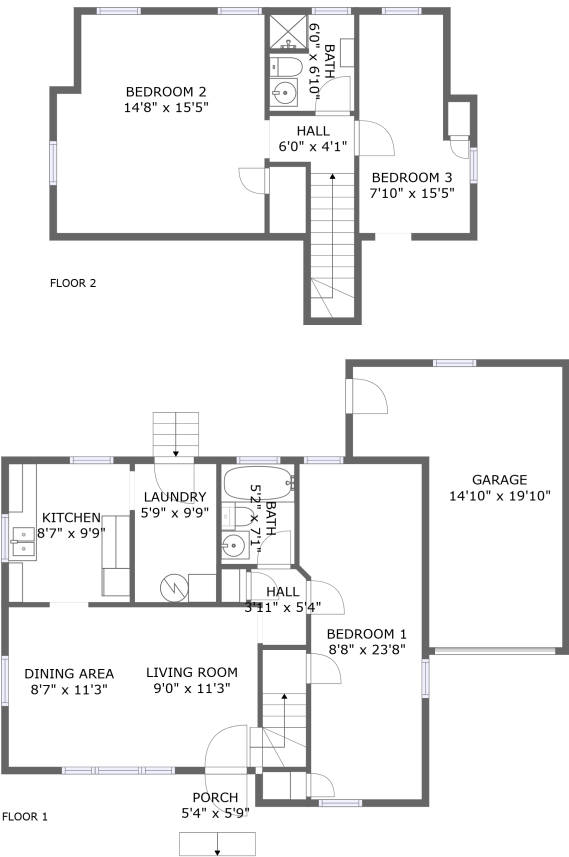


3360 Greenway Road, Sandy Beach, Grand Island,  
Erie County, New York, United States, 14072



Property summary

 **1** Garages

 **3** Bedrooms

 **2** Bathrooms

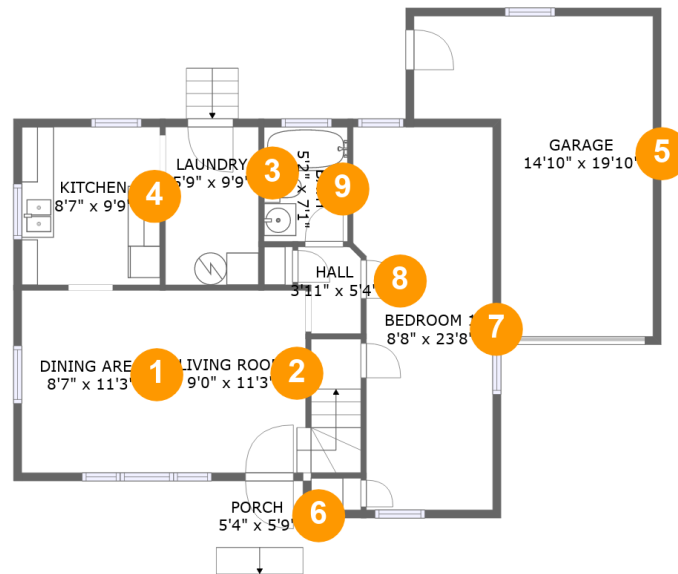
 **0** Half baths

 **2** Floors

 **1,143**  
Gross living  
area sqft

 **1,470**  
Total sqft

**3360 Greenway Road, Sandy Beach, Grand Island,  
Erie County, New York, United States, 14072**



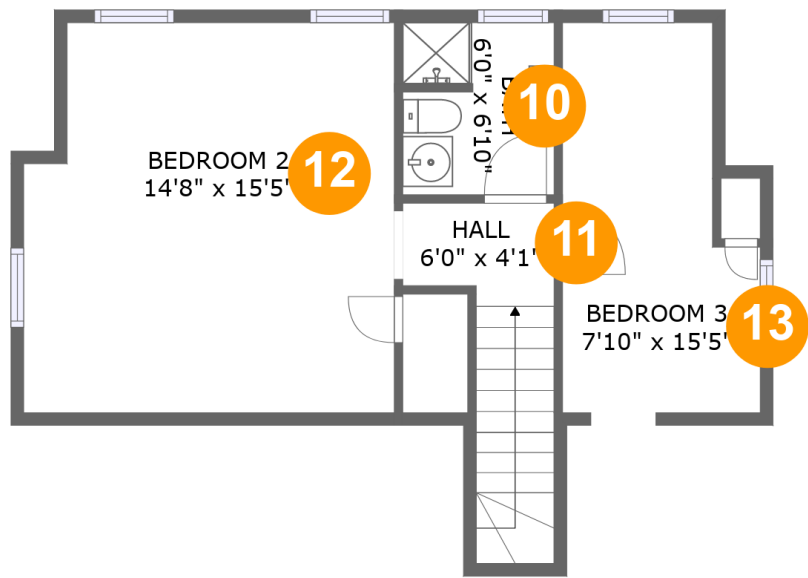
## Room dimensions

### Floor 1

Total sqft: 972    Living area: 703

#		Dimensions	sqft	Counted as living area
1	Dining Area	8'7" x 11'3"	97 sq. ft	Yes
2	Living Room	9'0" x 11'3"	128 sq. ft	Yes
3	Laundry	5'9" x 9'9"	56 sq. ft	Yes
4	Kitchen	8'7" x 9'9"	84 sq. ft	Yes
5	Garage	14'10" x 19'10"	221 sq. ft	No
6	Porch	5'4" x 5'9"	22 sq. ft	No
7	Bedroom 1	8'8" x 23'8"	192 sq. ft	Yes
8	Hall	3'11" x 5'4"	18 sq. ft	Yes
9	Bath	5'2" x 7'1"	37 sq. ft	Yes

3360 Greenway Road, Sandy Beach, Grand Island,  
Erie County, New York, United States, 14072



Room dimensions

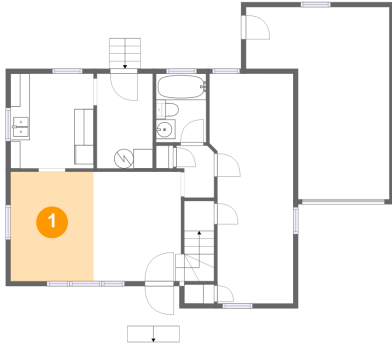
Floor 2

Total sqft: 498    Living area: 440

#		Dimensions	sqft	Counted as living area
10	Bath	6'0" x 6'10"	40 sq. ft	Yes
11	Hall	6'0" x 4'1"	53 sq. ft	Yes
12	Bedroom 2	14'8" x 15'5"	192 sq. ft	Yes
13	Bedroom 3	7'10" x 15'5"	91 sq. ft	Yes

**3360 Greenway Road, Sandy Beach, Grand Island,  
Erie County, New York, United States, 14072**

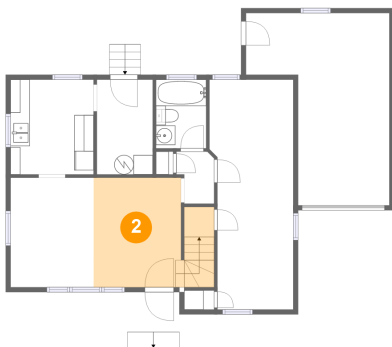
## **1 Floor 1 - Dining Area**



**Dimensions:** 8'7" x 11'3"  
**Area:** 97 sq. ft  
**Counted as living area:** Yes

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

## **2 Floor 1 - Living Room**

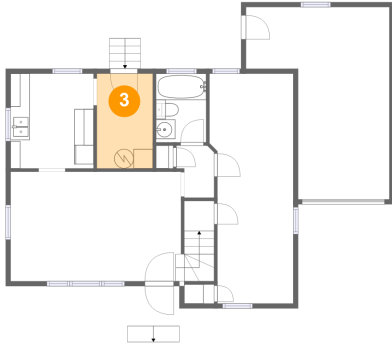


**Dimensions:** 9'0" x 11'3"  
**Area:** 128 sq. ft  
**Counted as living area:** Yes

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

3360 Greenway Road, Sandy Beach, Grand Island,  
Erie County, New York, United States, 14072

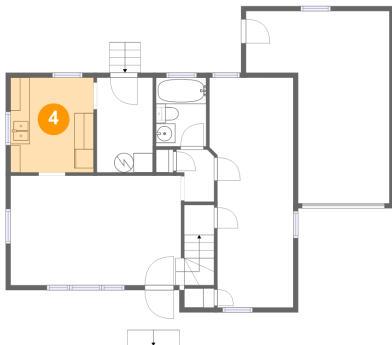
### 3 Floor 1 - Laundry



Dimensions: 5'9" x 9'9"  
Area: 56 sq. ft  
Counted as living area: Yes

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

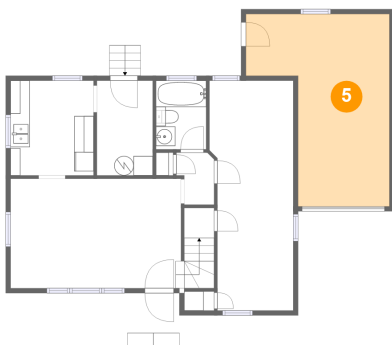
### 4 Floor 1 - Kitchen



Dimensions: 8'7" x 9'9"  
Area: 84 sq. ft  
Counted as living area: Yes

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

### 5 Floor 1 - Garage

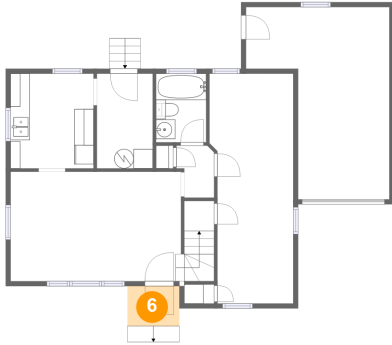


Dimensions: 14'10" x 19'10"  
Area: 221 sq. ft  
Counted as living area: No

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

**3360 Greenway Road, Sandy Beach, Grand Island,  
Erie County, New York, United States, 14072**

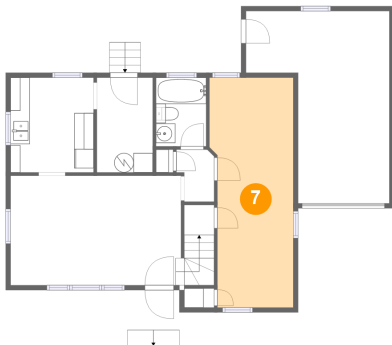
## **6** Floor 1 - Porch



Dimensions: 5'4" x 5'9"  
Area: 22 sq. ft  
Counted as living area: No

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

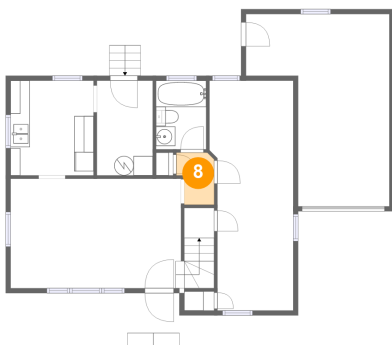
## **7** Floor 1 - Bedroom 1



Dimensions: 8'8" x 23'8"  
Area: 192 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 1 - Hall

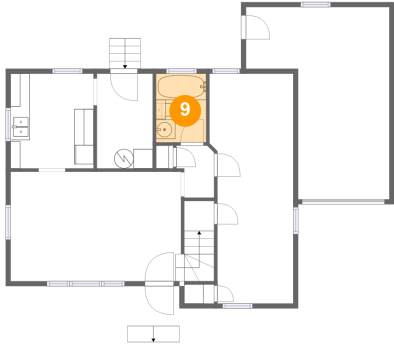


Dimensions: 3'11" x 5'4"  
Area: 18 sq. ft  
Counted as living area: Yes

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

3360 Greenway Road, Sandy Beach, Grand Island,  
Erie County, New York, United States, 14072

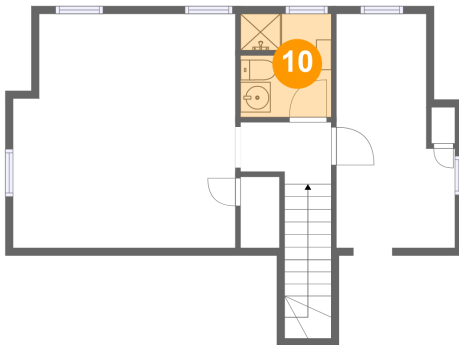
### 9 Floor 1 - Bath



Dimensions: 5'2" x 7'1"  
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

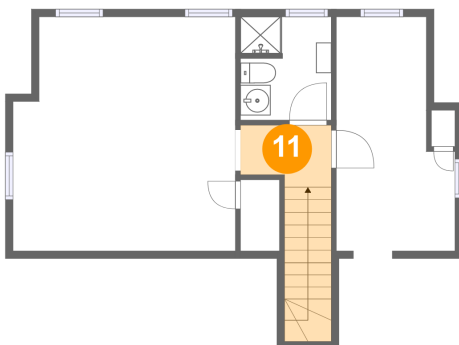
### 10 Floor 2 - Bath



Dimensions: 6'0" x 6'10"  
Area: 40 sq. ft  
Counted as living area: Yes

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

### 11 Floor 2 - Hall

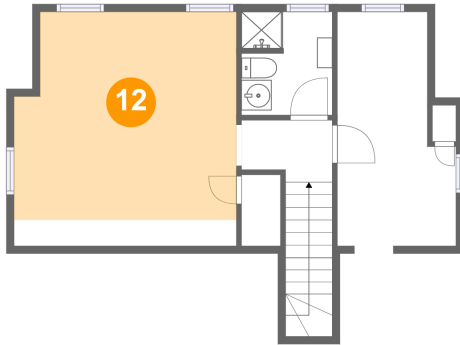


Dimensions: 6'0" x 4'1"  
Area: 53 sq. ft  
Counted as living area: Yes

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

**3360 Greenway Road, Sandy Beach, Grand Island,  
Erie County, New York, United States, 14072**

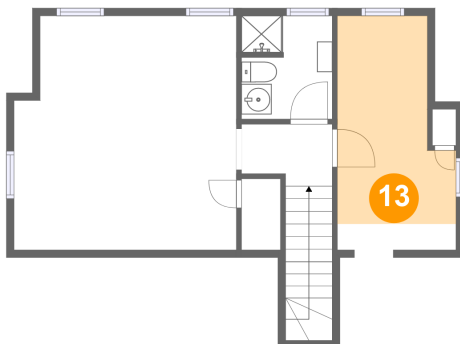
## **12** Floor 2 - Bedroom 2



Dimensions: 14'8" x 15'5"  
Area: 192 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 - Bedroom 3



Dimensions: 7'10" x 15'5"  
Area: 91 sq. ft  
Counted as living area: Yes

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