

EASY LIVING!



1419 Linden St, Wayne \$190,000

BUILT: 1993
LOT SIZE: 26' x 79.5'
2022 TAXES: \$2,460.46
HEAT/COOLING: Forced Air Furnace /Central Air Conditioner
SIDING: Vinyl Siding/Brick Veneer
ROOF: Composition Shingles
WATER HEATER: Natural Gas
ELECTRICAL: Breaker Box
WATER SOFTENER: Owned (owners haven't used)
CAR STORAGE: 1-Car Attached with electric opener, drywall finished interior
ZONING: R-1, Single Family Residential

MAIN FLOOR

1,388 square feet

DINING AREA: front entry, vinyl flooring, ceiling fan, open to kitchen, pedestrian door to garage

KITCHEN: vinyl flooring, wood cabinets, pantry cabinet with pull-out shelving, laminate countertops, eating peninsula, stove, microwave/rangehood, dishwasher (all represented in AS-IS condition), ceiling fan

LIVING ROOM: carpet, glass patio door to sunroom, ceiling fan

BATHROOM: vinyl flooring, wood vanity with sink, walk-in shower with synthetic surround, stool, exhaust fan, linen closet behind the door

EAST BEDROOM: carpet, double closets, ceiling fan

LAUNDRY: linen closet, upper storage cabinet

WEST BEDROOM: carpet, closet, ceiling fan

SUNROOM: carpet, door to exterior, ceiling fan

BASEMENT

1,310 square feet

FAMILY ROOM: carpet, electric breaker box

BEDROOM: carpet, large walk-in closet

BATHROOM: vinyl flooring, shower with acrylic surround, vanity with sink, built-in wall medicine cabinet, exhaust fan

FURNACE/STORAGE ROOM

ADDITIONAL INFORMATION

- Homeowner's Association (HOA) dues - \$840/ year for May 2023-April 2024
- Exterior insurance paid to HOA – 2023-2024 cost – \$1,145 – Homeowner must have a separate policy for interior and content insurance. Association fees will be prorated to the date of closing.
- Radon mitigation system
- Central vacuum system (current owners haven't used), attachments in the basement
- Water filtration system

Information herein deemed reliable, but not guaranteed.



FOR MORE INFORMATION CONTACT:

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