

SO MANY POSSIBILITIES!



1215-1217 Providence Rd, Wayne
\$225,000

BUILT: 1993
LOT: 93' x 150'
2017 TAXES: \$3,428.32
HEATING/COOLING: Gas Forced Air, Central Air
ROOF: Composition Shingles
SIDING: Brick Veneer /Vinyl Siding
WINDOWS: Anderson Casement Windows
ELECTRICAL: Breaker Box, a separate panel in each unit
PARKING: 1-Car Attached Garage with electric opener for each unit
FOUNDATION: Concrete Block

**NORTH UNIT-
MAIN LEVEL**

1,261 square feet

ENTRY: vinyl entry, coat closet
LIVING/DINING: carpet, ceiling fan
KITCHEN: wood cabinets, eating peninsula, wood laminate floor ('18), all appliances included (represented in "AS-IS" condition), side door to the patio
BATHROOM: vanity with sink, stool, walk-in shower, bathtub, laundry closet with washer and dryer included (represented in "AS-IS" condition)
HALL: linen closet
NORTHEAST BEDROOM: carpet
SOUTHEAST BEDROOM: carpet

BASEMENT

1,261 square feet

UNFINISHED: water softener owned, plumbed for a bathroom

ADDITIONAL INFORMATION

- Currently rented with a 3-month lease (start date of 7-1-18). Rent \$950/month. All showings require a 24-hour notice.
- Water service is combined for both units.
- Underground sprinklers throughout the entire yard
- Front porch, garage, and patio all have zero entry with no steps.

**SOUTH UNIT-
MAIN LEVEL**

960 square feet

ENTRY: vinyl entry, coat closet
LIVING/DINING: carpet, ceiling fan
KITCHEN: laminate cabinets, vinyl laminate floor, all appliances included (represented in "AS-IS" condition), side door to the wood deck
BATHROOM: vanity with sink, stool, tub/shower
HALL: linen closet
NORTHEAST BEDROOM: carpet, double closets
SOUTHEAST BEDROOM: carpet, closet

BASEMENT

960 square feet

UNFINISHED: washer and dryer hookups with washer and dryer included (represented in "AS-IS" condition)

ADDITIONAL INFORMATION

- Currently rented with a 12-month lease to begin 8-1-18. Rent \$800/month. All showings require a 24-hour notice. Lease and deposit will be transferred at closing.

Information herein deemed reliable, but not guaranteed.

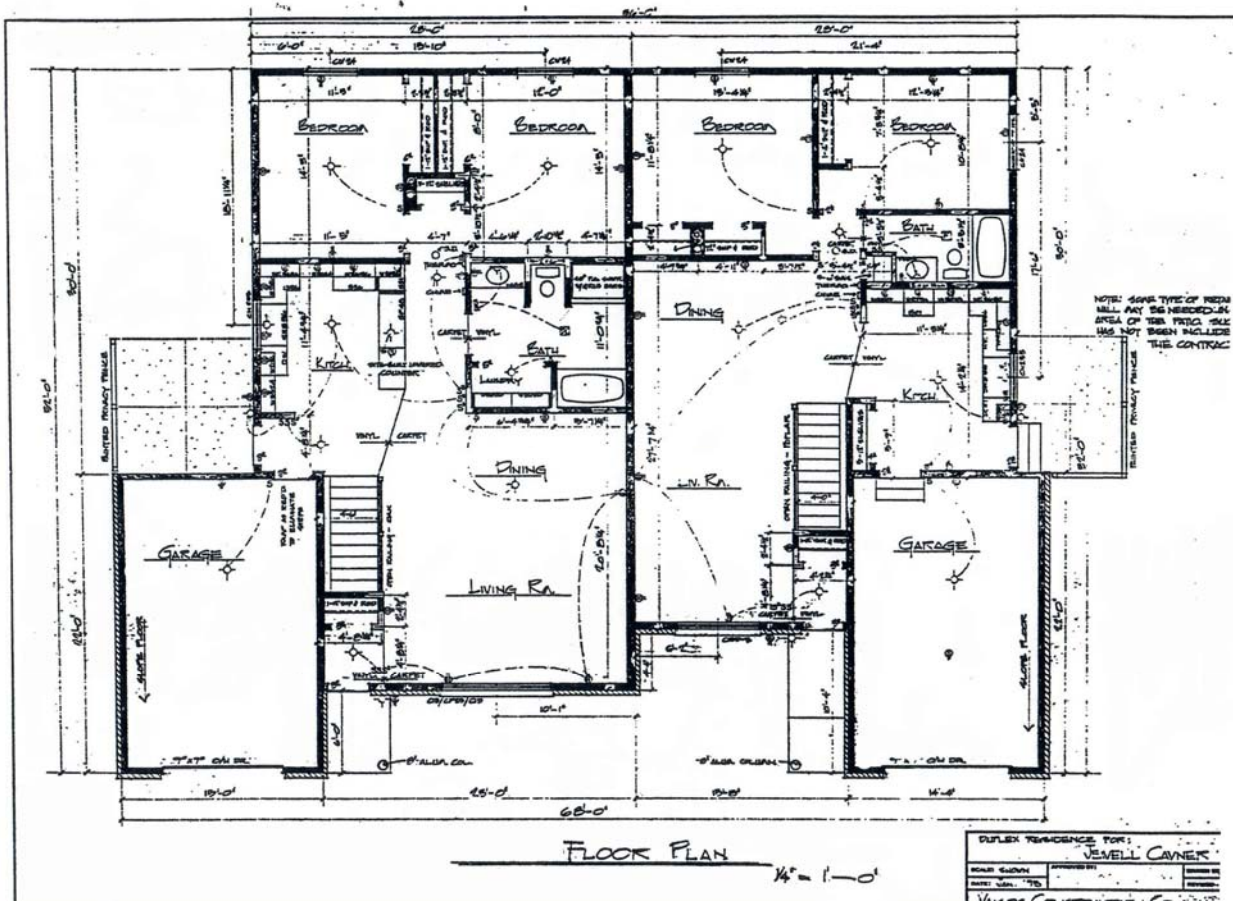


**FOR ADDITIONAL INFORMATION
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EXTERIOR



SOUTH UNIT



NORTH UNIT

Not available at this time