

WHY BUILD?



419 Donner Pass, Wayne

\$240,000

MAIN LEVEL

1,622 square feet

FOYER: 4'8" x 9'2", beautiful full front entry door with decorative etched glass and sidelights, open to living room, wood laminate flooring, coat closet

LIVING ROOM: 17' x 21', vaulted ceiling with recessed lighting, ceiling fan, neutral frieze carpeting, gas fireplace with black ceramic tile hearth surround and decorative wood mantel, built-in television nook with cable outlet above mantel, windows flanking both sides of the fireplace, open stairway to basement

FORMAL DINING ROOM: 11' x 11'8", wood laminate floor, tray ceiling, ceiling fan

KITCHEN: 11'x13', wood laminate floor, black granite style laminate countertops, varnished medium oak cabinets, cabinets feature crown molding & decorative carved wood accents, black GE microwave and dishwasher stay, Waste Kind garbage disposal, stainless steel sink, appliance garage, pantry with roll-out shelving, recessed lighting with dimmer switch, eating bar

EATING NOOK: 9'6" x 10', sliding glass doors to the deck

LAUNDRY ROOM: 7' x 8'2", washer/dryer hookups, laundry sink, wood laminate flooring, garage entrance

BUILT: 2004

LOT SIZE: Irregular

Approximately 131.19' x 150.45'

2011 TAXES: \$3,947.68

HEAT: Gas Forced Air

COOLING: Central Air Conditioning

GAS:

UTILITY: 200amp Breaker Box

ROOF: Composition Shingles

SIDING: Vinyl Siding

GARAGE: 3-Car Attached Garage w/ electric openers, pedestrian door to the front walk and to the back



Information herein deemed reliable, but not guaranteed.

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Amy S. Schweers

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WHY BUILD?

OFFICE: 11' x 11'8", frieze carpeting, French doors leading from foyer, Palladian window, ceiling fan

MASTER BEDROOM: 13' x 13' plus 4'10" x 9' walk-in closet, frieze carpeting, coffered ceiling, ceiling fan

MASTER BATH: 7'10" x 9', ceramic tile floor, 4' vanity, medicine cabinet with bar light, corner shower unit, stool, ceiling vent with heater and light, Jetted Caribbean Whirlpool tub with ceramic tile surround

BEDROOM: 9'7" x 11' plus closet, frieze carpeting, ceiling fan

MAIN BATH: 5' x 9', ceramic tile floor, 3' vanity, medicine cabinet with bar light, tub/shower combination, stool, ceiling vent with light

LOWER LEVEL

1,600 square feet

FAMILY ROOM: frieze carpet, wet bar with ceramic tile countertop, bar area has ceramic tile floor, sliding doors to patio,

BATH: ceramic tile floor, tub/shower, stool, vanity with sink, linen closet

BEDROOM: egress window, closet frieze carpet

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UTILITY ROOM: electric water heater, Whirlpool water softener, High efficiency Goodman furnace, storm cellar in the northwest corner under the front porch

GARAGE:

- Finished interior
- 2 electric door openers with remotes, oversized doors (8' tall)
- Extra storage space in front of the 3rd stall

ADDITIONAL INFORMATION

- This beautiful home sits on a quiet cul-de-sac in the northwest corner of Wayne.
- Deck is 16' x 20' made from Trex composite decking, stairs lead to the basement patio
- Maintenance-free exterior with vinyl siding, metal lined eaves, gutters, and downspouts
- 30-year shingles
- Underground sprinkler system
- Cable/Phone outlets in the garage, kitchen, living room(2), bedrooms, and office
- Insulation is R-48 in attic, R-19 in sidewalls, R-13 in garage
- All entry doors are 3' wide
- Water softener is included and is owned
- Poured concrete basement foundation, 9' tall
- Owens Corning vinyl windows, muttoned sliders in the two front rooms and casement throughout the remainder of the house



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