

## CLASSIC HOME!



### 513 Fairacres Rd, Wayne \$144,900

**BUILT:** 1960

**LOT:** 12,197 square feet

**2017 TAXES:** \$1,849.94

**HEATING/COOLING:** Gas Forced Air, Central Air installed in '18

**ROOF:** Composition Shingles, installed in '10

**SIDING:** Cedar Siding, painted summer of '12 with brick veneer at the front

**ELECTRICAL:** Breaker Box

**GARAGE:** Oversized 2-car detached garage, pedestrian door, overhead door installed in '12

### MAIN LEVEL

*1,128 square feet*

**ENTRY:** coat closet, vinyl flooring, open staircase to the 2<sup>nd</sup> floor

**SUNKEN LIVING ROOM:** 12' x 17'8", wood burning fireplace with floor to ceiling imported stone wall, large bow window

**DINING:** 10' x 10', oak parquet floor, bay window

**KITCHEN/EATING AREA:** "tile-look" laminate floor, stove and refrigerator (represented in "AS-IS" condition), eating area, coat closet, stairs to the basement

**BATH:** "tile-look" laminate floor, tub/shower, stool, vanity with sink

**HALL:** built-in linen storage, oak floor

**NORTHEAST BEDROOM:** 11' x 12' plus 3'9" x 5'4" dressing area, oak floors, large closet, ceiling fan, dressing area with closet

**SOUTHEAST BEDROOM:** 10' x 12", oak floors, closet

### SECOND LEVEL

*631 square feet*

**EAST BEDROOM:** 11'7" x 15'9" plus 6'9" x 7'7" bonus area, new carpeting, dressing area, closet, access to attic storage, new carpet

**BATH:** vinyl floor, tub, stool, vanity with sink

**WEST BEDROOM:** 10' x 15'9" plus 6'9" x 4'10" bonus area, new carpeting, dressing area, large closet, access to attic storage, new carpet

**HALL:** linen closet, new carpet

### BASEMENT

*1,146 square feet*

**UNFINISHED:** concrete floor, open ceiling, laundry hookups, storm shelter under the front stoop

### ADDITIONAL INFORMATION

- Located within walking distance of schools, Ashley Park, and the Wayne Community Activity Center!

*Information herein deemed reliable, but not guaranteed.*



### FOR ADDITIONAL INFORMATION CONTACT:

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