

BEAUTIFUL BACKYARD!



514 W. 1st Street, Wayne
\$74,900

BUILT: 1946
LOT SIZE: 50' x 158'
2006 TAXES: \$1,304.26
HEAT: Gas Forced Air
AIR CONDITIONING: Central
GAS: \$ 65/ month average
WINDOWS: Replacement Vinyl
UTILITY: Breaker Box & Fuse Box
ROOF: Asphalt Shingles
SIDING: Vinyl
FOUNDATION: Concrete Block
WATER SOFTENER: Own, new motor 1 year ago

MAIN LEVEL

706 square feet

LIVING ROOM: carpet, newer picture window

KITCHEN: painted wood cabinets, carpet, newer laminate countertops, dishwasher, microwave, and garbage disposal (stove and refrigerator are negotiable)

MASTER BEDROOM: carpet, large closet with bi-fold doors

MAIN BATH: tub/shower, stool, oak vanity with sink

UPPER LEVEL

225 square feet

BEDROOM: walk-in closet, built-in storage along south wall: access to attic storage

LOWER LEVEL

260 square feet

DEN: converted from a garage, all walls are insulated, carpet, built-in closet

BASEMENT

786 square feet

BATH: shower, stool, sink

LAUNDRY: washer & dryer are negotiable

BEDROOM: egress window, walk-in closet (used to be a kitchen area)

ADDITIONAL INFORMATION

- Floor coverings on the main floor will be cleaned prior to closing
- Window Treatments stay
- Main floor windows were new in 2002
- Shingles replaced 3 years ago
- Great back yard with privacy fence, concrete patio, dog run, and garden shed!
- Copy of survey will be provided

Information herein deemed reliable, but not guaranteed.



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