

## THREE BEDROOM!



### 906 Neihardt Ave, Wayne

**PRICE:** \$205,000

**BUILT:** 2014

**LOT SIZE:** 8,402 sf

**2016 TAXES:** \$3,297.34

**HEAT & COOLING:** Gas Forced Air/Central

**UTILITY:** 200amp Breaker Box

**ROOF:** Composition Shingles

**SIDING:** Vinyl Siding

**GARAGE:** 2-Car attached w/ electric opener, finished interior, ramp, floor drain

### MAIN LEVEL

*1,563 square feet*

**LIVING ROOM:** vaulted ceiling with recessed lighting, ceiling fan, engineered wood flooring, open to dining/kitchen

**KITCHEN/DINING:** vaulted ceiling with recessed lighting, engineered wood floor, laminate countertops, garbage disposal, dishwasher, GE stove & refrigerator with ice maker, center island with eating bar, corner pantry closet, sliding patio doors

**MAIN BATHROOM:** vanity with sink, stool, tub/shower combination, vinyl floor, exhaust fan

**SOUTHEAST BEDROOM:** engineered wood floor, closet

**SOUTHWEST BEDROOM:** carpet, closet

**MASTER BEDROOM:** vaulted ceiling, carpet

**MASTER BATHROOM:** vanity with sink, stool, corner shower with ceramic tile surround, vinyl floor, exhaust fan, pocket door to walk-in closet

**LAUNDRY ROOM:** vinyl floor, pocket door to hallway, washer & dryer with cabinets over, space for laundry hampers

### WALK-OUT BASEMENT

*1,580 square feet*

**UNFINISHED:** plumbed for a bathroom, 2 egress windows for future bedrooms, sliding patio doors to the lower concrete patio, storm shelter under the front porch

### ADDITIONAL AMENITIES

- Underground lawn sprinklers throughout the yard
- Water softener owned and stays
- Located in the Western Ridge Addition of Wayne

*Information herein deemed reliable, but not guaranteed.*



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