

FANTASTIC 4-BEDROOM HOME!



BUILT: 1951-1956
LOT SIZE: 72.7' x 150'
2011 TAXES: \$2,236.33
HEAT: Hot Water Heat
COOLING: Central Air Conditioning & additional window A/C for upstairs cooling supplement
ROOF: Asphalt Shingles
SIDING: Vinyl
GARAGE: 1-Car Detached with electric opener
UTILITY: 200 amp Breaker Box
WATER: City Water
WATER SOFTENER: Owned & stays with house

916 Sherman Street, Wayne
\$125,000

Information herein deemed reliable, but not guaranteed.

MAIN LEVEL

1,126 square feet

ENTRY: coat closet, hardwood oak floors

LIVING ROOM: 13'4" x 19', hardwood oak floors, gas fireplace (could be converted to wood burning) with brick surround and oak mantel, large picture window to the front yard

DINING AREA: 9'10" x 16', hardwood oak floors, nice view of the back yard

KITCHEN: 9' x 16', varnished birch wood cabinets, "granite-look" laminate countertops, stainless steel sink, garbage disposal, stainless steel dishwasher (3 years old), display shelves, GFCI outlets, stove and refrigerator are negotiable (3 years old)

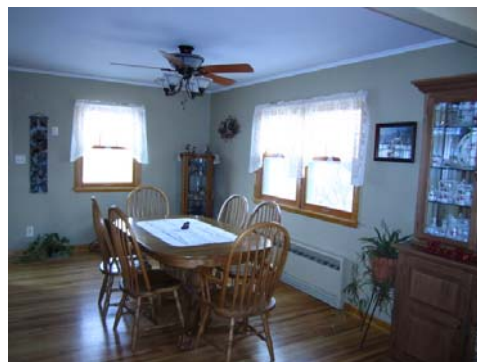
FRONT BEDROOM: 11'3" x 12'7" plus bay window and closet, new neutral carpet, ceiling fan

HALL: linen storage, built-in shelf, hardwood oak floors

BATH: 4' vanity mirror and cabinet above, linen storage, tub/shower combination, stool, GFCI outlets, vinyl floor

BACK BEDROOM: 10'7" x 11' plus closet, newer neutral carpeting, ceiling fan

BACK ENTRY: coat closet, steps to basement or up to the kitchen



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SECOND FLOOR

Estimated at 444 square feet

NORTH BEDROOM: 12' x 15'2" plus 2 closets, east built-in drawers, west built-in desk, attic scuttle

SOUTH BEDROOM: 12' x 13' plus 2 closets, attic scuttle, east built-in desk, west built-in drawers

HALL: 7' x 14'6" including stairway, electric heater

BASEMENT

1,110 square feet

FAMILY ROOM: 10'9" x 26', built-in bookcases and cabinets on south end, northwest bookcase with lights above, closet, fluorescent lighting

¾ BATH: corner shower, exhaust fan, vanity, medicine cabinet, vinyl floor

BEDROOM: 10'6" x 12'9", neutral carpet, closet under the steps, egress window, ethernet

UTILITY ROOM: varnished wood cabinets with sink, GFCI outlets

FURNACE ROOM/STORAGE: work bench, wall safe on west wall, floor drain, water softener, breaker box, electric water heater, boiler unit is about 13 years old, two zones (one on the main floor and one upstairs), gas furnace is not hooked up, washer & dryer hookups

ADDITIONAL INFORMATION

- Garden shed with a mansard roof
- Beautifully landscaped yard with underground sprinklers (replacement head along SE sidewalk)
- Large covered patio
- North hedge belongs to the neighbors
- Ethernet ran in ceiling from basement bedroom to family room countertop and television
- Insulation added in attic space



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