

COMFORTABLE & COZY



521 Walnut Street, Wayne
\$69,000

MAIN LEVEL

696 square feet

LIVING ROOM: (2) ceiling fans, patio doors with inner blinds that lead to the back deck, newer carpeting

KITCHEN: Pergo laminate "tile look" floor, oak cabinets, laminate countertops, deep double basin kitchen sink with garbage disposal, door to back patio, glass top stove, refrigerator with icemaker & water in door, microwave/range hood are all included although are represented in "AS-IS" condition

¼ BATH: stool, vinyl floor

LOWER LEVEL

696 square feet

FAMILY ROOM

LAUNDRY ROOM: washer and dryer included (represented in "AS-IS" condition)

BUILT: 1915

LOT SIZE: 86' x 75'

2009 TAXES: \$1,381.87

HEAT: Gas Forced Air

AIR CONDITIONING: Central

UTILITY: 150amp Breaker Box

ROOF: Asphalt Shingles

SIDING: Vinyl

WATER SOFTENER: Owned

GARDEN SHED

UPPER LEVEL

692 square feet

SOUTH BEDROOM: carpet, ceiling fan, window treatments do not stay

NORTH BEDROOM: carpet, nice sized closet, storage closet that connects to bath linen closet

BATH: stool, tub/shower with ceramic tile surround, linen storage, wood laminate floor, exhaust fan

**Vinyl windows on the second floor

ADDITIONAL INFORMATION

- Covered wood deck
- Enclosed front porch
- Fenced front and side yards
- New roof in 2003 with shingles and sheeting
- Concrete parking pad in front: room for 2 cars
- Currently rented for \$500/month, six month lease began October 2009
- Roof replaced in 2003, Living room carpet replaced in 2009

Information herein deemed reliable, but not guaranteed.



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