

# SPACIOUS LIVING AREAS!



**BUILT:** Unknown  
**LOT SIZE:** 50' x 160'  
**2005 TAXES:** \$1,735.36  
**HEAT:** Gas Forced Air  
**AIR CONDITIONING:** Central  
**GAS:** \$96/month average  
**WINDOWS:** New  
**UTILITY:** 200amp Breaker Box  
**ROOF:** Asphalt Shingles/Duralast Rubber roof on garage (30 year)  
**SIDING:** Stone Veneer / Hard board Siding  
**GARAGE:** 1-Car Carport  
**FOUNDATION:** Concrete Block  
**WATER SOFTENER:** Owned

**1010 Hillcrest Road, Wayne**  
**\$115,000**

## MAIN LEVEL

*1,232 square feet*

**LIVING ROOM:** bay window

**KITCHEN/DINING AREA:** dishwasher, brand-new microwave/range hood, garbage disposal, stove will be replaced with a different glass-top stove, linoleum floor

**SOUTHEAST BEDROOM:** oak floors, wire shelving in closet, cable hookups

**SOUTHWEST BEDROOM:** oak floors, window topper will be removed, wire shelving in closet

**NORTHWEST BEDROOM:** oak floors

**MAIN BATH:** tub/shower, stool, large vanity with sink

## LOWER LEVEL

*1,232 square feet*

**FAMILY ROOM:** bar and stools can stay

**DEN/BEDROOM:** no egress window

**¾ BATH:** shower, stool, sink, vinyl tile floor

**LAUNDRY ROOM/STORAGE**

## ADDITIONAL INFORMATION

- New windows on the main floor with transferable warranty.
- Window Treatments stay.
- Heat detectors will be removed prior to closing.
- Privacy fence around backyard.
- Relaxing Concrete Patio off garage.
- Sellers will finish siding of carport prior to closing.

*Information herein deemed reliable, but not guaranteed.*



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