

# THE PERFECT START!



**509 E. 6th Street, Wayne**  
**\$81,000**

**BUILT:** 1963  
**LOT SIZE:** 75' x 86'  
**2007 TAXES:** \$1,522.14  
**HEAT:** Gas Forced Air, *Lennox* High Efficiency Furnace, Installed April '06  
**AIR CONDITIONING:** Central, Installed July '06  
**ROOF:** Asphalt Shingles  
**SIDING:** Vinyl Siding  
**GARAGE:** 1-Car Attached, electric opener with remote  
**UTILITY:** Breaker Box  
**WATER:** City Water  
**WATER SOFTENER**  
**YARD SHED**

## MAIN LEVEL

*936 square feet*

**LIVING ROOM:** 13'2" x 18', ceiling fan, oak floors

**KITCHEN/DINING AREA:** 10' x 17'6", vinyl floor, stove and refrigerator negotiable, dishwasher, painted wood cabinets, garbage disposal, rangehood, ceiling fan

**HALL:** 2'7" x 5'5", oak floors, large coat closet, linen closet

**BATH:** 5'3" x 8'6", tub/shower combination, stool, 2' vanity, medicine cabinet with bar light above, ceiling vent

**EAST BEDROOM:** 11'3" x 12" plus closet ceiling fan, oak floor, laundry closet, closet with sliding doors

**WEST BEDROOM:** 11'9" x 12'4", ceiling fan, carpet

## LOWER LEVEL

*936 square feet*

**BEDROOM:** carpet, 11' x 15'2" (L-shaped), nonconforming

**OFFICE:** 11'7" x 12'9", tile floor, drywall/wood paneling (potential bedroom)

**TOILET CLOSET**

**UNFINISHED AREA:** drywall on walls, tiled ceiling, cement floor, florescent lighting, floor drain

## ADDITIONAL INFORMATION

- Back Patio
- Additional parking off alley behind garage
- Metal gutters, soffits, and downspouts

*Information herein deemed reliable, but not guaranteed.*



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