

## CHARMING 2-STORY HOME!



**110 E. 8<sup>th</sup> Street, Wayne**  
**\$91,000**

### MAIN LEVEL

*Approximately 668 square feet*

**LIVING ROOM:** open staircase to second floor, oak floors, colonnades with built-in china hutch on each side, cable hookups, piano window on west wall

NOTE: sellers have said the ceiling will be textured and painted

**DINING ROOM:** oak floors, built-in buffet with decorative paned windows above, original wall sconces on each side of buffet

**KITCHEN:** oak floor, dishwasher, spice cabinet, laundry chute, ceramic tile countertop, original sink with reproduction vintage faucet, door to basement

**BUILT:** Approximately 1927

**LOT SIZE:** 40' x 125'

**2010 TAXES:** \$1,767.73

**HEAT:** Lennox Gas Forced Air

**AIR CONDITIONING:** Central

**ROOF:** Asphalt Shingles, replaced in 2000

**SIDING:** Narrow Wood Siding, painted in 2000

**GARAGE:** 2-Car Detached

**UTILITY:** 150amp Breaker Box, replaced in '98

**WATER:** City Water

### SECOND LEVEL

*Approximately 624 square feet*

**SOUTHEAST BEDROOM:** oak floors, doorway to attic

**SOUTHWEST BEDROOM:** oak floors

**NORTHWEST BEDROOM:** oak floors

**BATH:** vinyl floor, built-in linen shelving, claw foot tub with shower ring, shelving unit on south wall has hookups for stackable laundry unit (current sellers has never used, but believe it works)

*Information herein deemed reliable, but not guaranteed.*



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### LOWER LEVEL

*Approximately 724 square feet*

**FAMILY ROOM:** built-in desk

**LAUNDRY:** washer & dryer hookups, laundry sink, water softener hookups on right side of sink

**CANNING ROOM:** carpet, original wall sconce, large closet

**FURNACE/STORAGE:** workbench, toilet closet, storage area

### WALK-UP ATTIC

*Approximately 312 square feet*

**PLAYROOM/STORAGE:** vented for heating and cooling, phone & cable hookups

### ADDITIONAL INFORMATION

- Established mulberry privacy hedge on the west
- Garden shed behind garage
- Alley access to the east
- Relaxing front porch with porch swing
- Rain gutters were new in 2000



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