

# PROPERTY amenities

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## PROPERTY DETAILS

YEAR BUILT: 1912

ROOF DETAILS: Asphalt

MECHANICALS: HVAC - Gas Heat and AC 2023 | Water Heater | Sump Pump

APPLIANCES: Whirlpool French Door Refrigerator | Maytag Gas Range/Oven | Microwave Range Hood | Maytag Dishwasher

ACREAGE: 0.202

SQUARE FOOTAGE: Total 1,770 | Main Level 757 | Upper Level 648 | Lower Level 365

BEDROOMS: 3 | BATHROOMS: 1 Full

## PROPERTY FEATURES

Completely Updated Kitchen | Designer Selected Fixtures | Glass Patio Doors From Living Room Leading to South Facing Deck with Steps to Backyard | Exposed Brick and Wood Beams Details | Spacious Fenced-In Backyard with Stone Patio | Main Level Tuck-Away Office | Garage Includes a Locker Area | Finished Laundry Area | Conveniently Located Near Shopping, Parks, Schools and Dining

## PROPERTY UPDATES

New Kitchen Remodel in 2012 | New Furnace 2023 | New Fridge 2023 | Bathroom Remodel 2020 | New Plumbing Fixtures in Bathroom 2025 | Basement Partially Finished in 2019 | New Patio 2020 | New Fence 2020 | Lots of New Electric Over the Years in Bathrooms, Bedrooms, Kitchen, Lower Level and Kitchen

## INCLUSIONS | EXCLUSIONS | NEGOTIABLE

INCLUSIONS: All Kitchen Appliances | Washer and Dryer | Window Treatments

EXCLUSIONS: Dining Table | Staging Items | TV and Mounting Hardware

NEGOTIBLE: All Items (Excluding Dining Table)