

# PROPERTY amenities

7 3 2 J A M E S T O W N C O U R T | G R E E N B A Y

## PROPERTY DETAILS

YEAR BUILT: 1977

ROOF DETAILS: Asphalt (approx 21yrs)

MECHANICALS: Boiler/Radiator Heat 2014 | Carrier Ductless Split Level Unit and Outdoor Unit Single Zone System - 2024 | Water Softener - 2024 | Water Heater - 2023 | Sump Pump

APPLIANCES: SS French Door Frigidaire Refrigerator | SS Gas GE Range/Oven | SS Range Hood | SS Whirlpool Dishwasher

ACREAGE: 0.22

SQUARE FOOTAGE: Total 2,144 | Upper Level 1,104 | Lower Level - 1,040

## PROPERTY FEATURES

Quiet Cul De Sac Neighborhood Conveniently Located | Walking Distance to Kiwanis Park and Walking Trail (outdoor shelter, restrooms, playground, basketball, soccer fields, fishing and pickleball) | Spacious Fully Fenced-In Backyard Including New Trex Deck with Strairs Down, Fire Pit and Storage Outbuilding | Refreshed Landscaping in Front Yard | Spacious Primary Suite with Dual Entry Full Bathroom | Wood Burning Fireplace in Family Room | Several Updates Throughout

## HOMEOWNER UPDATES

Trex Boards on the Deck and Lattice - 2025

Vanity in Upper Level Bathroom with Kohler Faucet - 2025

Tiled Floor and Radiant Heat in Lower Level Bathroom - 2023

Updated Mechanicals: Carrier Ductless Split Unit and Outdoor Unit Single Zone System - 2024 | Water Softener - 2024 | Water Heater - 2023

## INCLUSIONS | EXCLUSIONS

INCLUSIONS: All Kitchen Appliances | Washer and Dryer | Garage Shelves | Ring Doorbell | TV Mounting Hardware

EXCLUSIONS: Dehumidifier | All Curtains | TV