

## SMALL TOWN LIVING!



### 506 Annie St, Newcastle \$49,000

**BUILT:** 1930  
**LOT SIZE:** 50 x 150 (7,500 sf)  
**2020 TAXES:** \$605.68  
**HEAT:** Gas Forced Air  
**COOLING:** Central Air Conditioner  
**SIDING:** Vinyl Siding on house and Hardboard Siding on Garage  
**ROOF:** Asphalt Shingles  
**GARAGE:** 2-Car Attached, pedestrian door to the east

#### MAIN LEVEL

788 square feet

**LIVING/DINING ROOM:** carpet, patio doors to the wood deck

**KITCHEN:** carpet, stove and refrigerator stay

**NORTHWEST BEDROOM:** carpet

**BATHROOM:** vanity with sink, stool, shower

#### SECOND LEVEL

728 square feet

**NORTHEAST BEDROOM:** carpet, shared closet with the NE bedroom

**BATHROOM:** sink, stool, tub/shower

**SOUTHEAST BEDROOM:** carpet, shared closet with the NE bedroom

**SOUTHWEST BEDROOM:** carpet, closet

#### BASEMENT

336 square feet

UNFINISHED

#### ADDITIONAL INFORMATION

- Currently rented for \$450/month on a month to month verbal lease.
- New air conditioner installed in July '21
- Seller has never lived in the house and has little information as to the condition.
- Trees in the front have been scheduled to be taken down and stumps ground out.



*Information herein deemed reliable, but not guaranteed.*

#### FOR MORE INFORMATION CONTACT:

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