

MOVE RIGHT IN!



520 Donner Pass, Wayne \$360,000

BUILT: 2001
LOT SIZE: 11,195 sf
2020 TAXES: \$4,028.78
HEAT/COOLING: Electric Forced Air/Central Air
SIDING: Vinyl Siding
ROOF: Composition Shingles
WATER HEATER: Electric power vent
CAR STORAGE: 2-Car Attached Garage with double doors, each with electric openers, pedestrian door to the north, water softener salt chute to the basement, room on the lot to add a 3rd stall

MAIN LEVEL

1,043 square feet

LIVING ROOM: wood laminate floor, large front, gas fireplace with thermostat and remote control, vaulted ceiling, ceiling fan, open to the dining area

DINING AREA: wood laminate floor

KITCHEN: wood cabinets, undercabinet and over cabinet lighting, wood laminate floor, laminate countertops, ceramic tile backsplash, all appliances stay, eating peninsula with raised counter, open to the family room

FAMILY ROOM: wood laminate floor, patio doors to the back, ceiling fan

LAUNDRY ROOM: vinyl floor, washer & dryer stay, cabinets over, pull out ironing board

BATH: vinyl floor, vanity with sink, toilet, tub/shower with synthetic surround

BASEMENT

1,103 square feet

REC ROOM: vinyl plank floor, cable hookups on both the east and west ends, storage closet to the east

BATHROOM: vinyl plank floor, shower, stool, vanity with sink

BEDROOMS #4 and #5: vinyl plank floor, closet, egress window

UTILITY ROOM: unfinished

UPPER LEVEL

908 square feet

MASTER BEDROOM: carpet, walk-in closet with built-in shelving, ceiling fan, pocket door to master bathroom, window treatments (curtains) do not stay

MASTER BATHROOM: 5 fixtures, vinyl floor, double vanities with sinks, corner whirlpool tub, toilet/shower compartment

BEDROOM #2 (NW): carpet, closet, ceiling fan

BATH: vinyl floor, vanity with sink, toilet, tub/shower, exhaust fan

BEDROOM #3 (NE): wood laminate floor, vaulted ceiling with window seat in the Padian window, closet, ceiling fan

ADDITIONAL INFORMATION

- All window treatments stay, except the master bedroom curtains
- All appliances stay, including the washer and dryer. Water softener is rented.
- Relaxing back deck – portable canopy stays
- Garden shed in the backyard
- One owner home.
- Concrete on the front driveway will be repaired prior to closing, shingles will be torn off and new composition shingles to be installed August 12th and 13th.
- All screens have been removed, but will stay.

Information herein deemed reliable, but not guaranteed.



FOR MORE INFORMATION CONTACT:

Amy S. Schweers, *Real Estate Broker*
(402) 833-8038 cell phone
(402) 375-2134 office
amy@propertyexchangepartners.com

