

WHAT A HOME!



BUILT: 1995
LOT SIZE: 7,405 sf
2017 TAXES: \$2,373.30
HEAT: Gas Forced Air
AIR CONDITIONING: Central
UTILITY: 200amp Breaker Box
ROOF: Composition Shingles, replaced in '08
SIDING: Vinyl Siding
GARAGE: 2-Car Attached with electric opener
WATER SOFTENER: Owned
UNDERGROUND SPRINKLERS

1107 W. 3rd Ave, Wayne
\$179,900

MAIN LEVEL

1,174 square feet

LIVING ROOM: updated neutral carpet
KITCHEN/DINING: wood laminate floor, patio doors to the wood deck, ceiling fan over the eating area, oak cabinets, lazy suzan, walk-in pantry closet, microwave/rangehood, dishwasher, stove and refrigerator included (represented in "AS-IS" condition), wired for garbage disposal
LAUNDRY ROOM: washer and dryer hookups
HALLWAY: linen closet
BATH: ceramic tile floor, vanity with sink, linen storage tower, stool, tub/shower, exhaust fan
3 BEDROOMS: carpet, closet

BASEMENT

1,174 square feet with 1,111 square feet finished

FAMILY ROOM: garden level windows with lots of light, wet bar, walk-in storage closet under the stairs and access to a storage room with shelves
BATH: vanity with sink, shower, stool, furnace closet
BEDROOM: carpet, closet, egress window
OFFICE: carpet, no window



NOTES:

- This home has been meticulously maintained inside and out.
- 8' x 10' Storage Shed with tin roof on concrete pad
- 6' x 10' Garden area for your green thumb
- Yard is aerated and power raked each year with a 4-stage application for weed control and fertilization
- Excellent location on a dead-end street that leads to the County Fairgrounds, close to schools, park, and shopping.



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