

BRESSLER PARK LOCATION!



920 Douglas St, Wayne \$189,000

BUILT: 1920

LOT SIZE: 75' x 150'

2017 TAXES: \$2,912.58

HEAT: Gas Forced Air Furnace, high-efficiency, installed in 1999, digital thermostat in the living room

COOLING: Central Air Conditioning, installed in 1999

ROOF: Composition Shingles, installed in '15

SIDING: Narrow Wood Lap Siding

WINDOWS: Wood Double Hung

GARAGE: 24' x 24', 2 Car Detached, electric door opener, built in 1977

ELECTRICAL: 200amp Breaker Box

WATER SOFTENER: Owned

MAIN LEVEL

Approximately 1,242 square feet

FOYER: wood floors, coat area, wood pocket door for stairway

SUNKEN LIVING ROOM: 16'4" x 23'3", east wall features arched window and brick, gas log fireplace with wood mantle, arched doorways to foyer and dining room, "art deco" wall fixtures, carpet, access to south patio

DINING ROOM: 9'8" x 11'2", corner windows, built-in corner china cabinet, hardwood floors, "vintage look" light fixture

KITCHEN: 11'2" x 12'10" at widest point, remodeled in '16, white cabinets, mosaic tile backsplash, granite countertops, ceramic tile floor, dishwasher and microwave rangehood included, gas stove hookups, (stove and refrigerator negotiable), door to back deck

BATH: remodeled in '16, tub with ceramic tile surround, pedestal sink, stool

NE BEDROOM: 11'10" x 11'10" plus closet, built-in bookcase storage, carpet with wood floors under

NW BEDROOM: 11' x 11'3" plus closet, ceiling fan, carpet with wood floors under

HALLWAY: linen closet with drawers plus 2nd closet, built-in telephone holder

SECOND LEVEL

Approximately 487 square feet plus finished attic

NORTH BEDROOM: 10'9" x 11'9" plus 2'8" x 5'6", ceiling fan, attic storage, carpet

HALLWAY: attic scuttle, linen closet

BATH: shower stall, pedestal sink, exhaust fan, stool

SOUTH BEDROOM: 10'6" x 13' plus 2'10" x 5'9", ceiling fan, closet, carpet

FINISHED ATTIC: quarter-circle accent windows, slanted walls, 2 closets



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WALK-UP BASEMENT

FAMILY ROOM: 15'8" x 21'6" (squared off), corner closets, carpet, wood burning fireplace

BATH: medicine cabinet with 3-way mirror, light bar, cabinet above the stool, corner closet, carpet

OTHER: additional north exterior stairway, floor drain, gas water heater, Echowater filter and softener stay, washer/dryer hookups, Thrasher drain tile water remediation system installed '16 (comes with a 30 year transferrable warranty)

ADDITIONAL INFORMATION

- Exceptional features of the home include beautiful hard wood floors and 6-panel doors (many doors have glass knobs), and wonderful natural lighting from the windows
- Water line into the house installed in '07, electrical service underground in '16
- Wood privacy fenced in back yard, storage shed
- Outdoor living spaces include 13'x 20' back deck and 14'6" x 16' south patio
- Alley runs behind the house for future backyard potential.
- Home is currently rented for \$1,200/month. Lease runs through April 30, 2018. Ideal closing and possession to be on or after May 1, 2018.

Information herein deemed reliable, but not guaranteed.



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