

CORNER LOT LOCATION



BUILT: 1955
LOT SIZE: 106' x 151'
2009 TAXES: \$1,803.35
HEAT: Gas Forced Air
**\$100/month average by Blacks Hills Energy on 4/12/10*
AIR CONDITIONING: Central
ROOF: Composition Shingles
SIDING: Vinyl Siding
WATER SOFTENER: Owned
GARAGE: 2-Car Attached with Electric Openers
WINDOWS: Wood thermal paned, double hung
WOOD DECK

900 Pine Heights Road, Wayne
\$95,000

MAIN LEVEL

1,216 square feet

ENTRY: coat closet, vinyl floor

LIVING ROOM: 15'9" x 23'9", ceiling fan, carpet, wood burning fireplace with stove insert and floor to ceiling white

DINING AREA: 14' x 8'9", ceiling fan, pantry closet, patio doors to carpet

KITCHEN: 10'8" x 12'2", varnished wood cabinets, stainless steel sink with garbage disposal, dishwasher, stove, and refrigerator included (represented in "AS-IS" condition)

SW BEDROOM: 12'10" x 9'9", closet, carpet

SE BEDROOM: 12'10" x 9'6", closet, carpet

HALL: linen closet

NW BEDROOM: 10'1" x 9'9", closet, oak floors

BATH: vinyl floor, tub/shower with doors, stool, vanity with sink

LOWER LEVEL

1,216 square feet

UNFINISHED: laundry hookups, canning storage, toilet

ADDITIONAL INFORMATION

- Oak floors are under carpeting, except in the bathroom and kitchen
- Gas water heater installed in '06
- Underground sprinklers are in the front and on the side terraces. There are no sprinklers in the center back. Sprinklers have been temporarily disconnected, and could be easily reconnected.
- Windows, vinyl siding, garage doors, and shingles were all believed to have been replaced three years ago.
- \$80/month electric/water/sewer average from the City of Wayne on 4/12/10

Information herein deemed reliable, but not guaranteed.



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