

GREAT LOCATION!



BUILT: 1970
LOT SIZE: 12,300 sq. ft.
2009 TAXES: \$2,494.01
HEAT: Forced Natural Gas, approximately 9 years old, average \$61/month
AIR CONDITIONING: Central Air, approximately 9 years old
UTILITY: Breaker Box
ROOF: Shingled in 2001
GARAGE: 2-Car Attached w/ Electric Opener
WINDOWS: Wood casement and some newer vinyl
WATER SOFTENER: Owned, stays

1103 Lawndale Drive, Wayne
\$130,500

MAIN LEVEL

1,270 square feet

ENTRY: coat closet, staircase to upper level or to lower level, door to garage

LIVING ROOM: large picture windows overlooking the backyard, storage closet, carpet

KITCHEN: varnished wood cabinets, garbage disposal, dishwasher, stove and refrigerator included (represented in "AS-IS" condition), vinyl floor, ceramic tile backsplash

DINING AREA: vinyl flooring, sliding glass door to deck, ceiling fan

NORTHWEST BEDROOM: 14' x 16' plus large walk-in closet with shelving, built-in dressing table

SOUTHWEST BEDROOM: 13' x 13' plus closet

BATH: linen closet, 6' vanity w/ 2 lavatories, tub, and stool

HALL: linen closet



Information herein deemed reliable, but not guaranteed.



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GREAT LOCATION!

LOWER LEVEL

1,204 square feet

FAMILY ROOM: 12' 6" x 28', brick fireplace, closet under stairs

BEDROOM: 10' x 13' 8" plus closet

OFFICE: 11' 6" x 12' 6"

¾ BATH: shower, medicine cabinet, 3½' vanity, vinyl tile flooring

STORAGE/ FURNACE ROOM: built-in shelving stays, washer & dryer hookups

ADDITIONAL INFORMATION

- Underground sprinklers with control in garage
- Back wood deck and patio
- Sellers have professional landscaping plans that they will leave for new owner
- Soffits and gutters to be painted as weather permits
- Arbor in backyard will stay



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