

CONVENIENT LIVING!



204 Broadway, Carroll
\$74,000

BUILT: 1973

LOT SIZE: 82' x 100'

2008 TAXES: \$1,246.91

HEAT: Baseboard electric heat (each room has separate controls)

AIR CONDITIONING: RUDD Central Air Conditioning Unit

UTILITY: 150amp Breaker Box

ROOF: Composition Shingles

SIDING:

GARAGE: 1-Car Attached, finished and insulated in 2007, built-in storage cabinets

FOUNDATION: Concrete Block

WINDOWS: Double hung, easy cleaning from the interior

UNDERGROUND SPRINKLERS

MAIN LEVEL

1,008 square feet

LIVING ROOM: carpet, ceiling fan, picture window, coat closet

KITCHEN/DINING AREA: electric range, Maytag washer & dryer (appliances are negotiable), stainless steel sink, wood cabinets, laminate countertops, carpet

WEST BEDROOM: carpet, deep closet with sliding doors

EAST BEDROOM: carpet, closet with sliding doors, individual propane wall heater incase electricity goes out (powered with a small propane tank that hooks up in the basement)

BATH: vinyl tile floor, 4' vanity with sink, 4' shower, ceramic tile backsplash

LOWER LEVEL

1,008 square feet

BATH: tub/shower, stool, vanity with sink, linen closet, exhaust fan, large storage closet

- Additional entrance from back yard (concrete steps with covered door)
- Individual wall heater with blower for basement

ADDITIONAL INFORMATION

- Covered carport/patio
- Garden shed
- Electric water heater
- Peach tree in rear yard, row of roses behind the house

Information herein deemed reliable, but not guaranteed.



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