

ONE LEVEL LIVING!



BUILT: 1953
LOT SIZE: 85' x 50'
2009 TAXES: \$1,866.49
HEAT: Hot Water Heat
AIR CONDITIONING: Central
UTILITY: 150amp Breaker Box
ROOF: Composition Shingles (2008)
SIDING: Vinyl Siding w/ Brick Veneer
GARAGE: 1-Car attached, concrete parking for an additional car to the west
FOUNDATION: Clay Tile

311 E. 9th Street, Wayne
\$87,000

MAIN LEVEL

1,358 square feet

LIVING ROOM: 13½' x 22½', carpet, gas log fireplace with mirror above, coat closet, newer vinyl windows

DINING ROOM: 8'8" x 16½', china cabinet, newer vinyl windows

KITCHEN: 9'10" x 15½', varnished wood cabinets, walk-in pantry closet, vinyl floor, ceramic tile backsplash, garbage disposal, dishwasher

BATH: tub/shower, 5' vanity, linen closet, vinyl floor

EAST BEDROOM: 13'3" x 13', closet w/ light, carpet (oak floors are believed to be under the carpet)

WEST BEDROOM: 13'3" x 13'10", closet w/ light, oak floor, previous owners installed drywall w/ sound insulation, newer vinyl windows

LAUNDRY ROOM: 6'7" x 13'5", washer/dryer hook-ups, vinyl floor, cedar-lined closet

HALL LINEN CLOSET

BASEMENT

1,358 square feet

FAMILY ROOM: wood burning fireplace

OFFICE: 13' x 16½', carpet, closet, potential for bedroom, no egress window

3/4 BATH: tile floor, stool, 4' shower, vanity, exhaust fan

FURNACE ROOM: vinyl floor, floor drain, sink, large closet

ADDITIONAL INFORMATION

- Underground sprinkler system
- Covered back patio
- Appliances are not included in the price, but are negotiable

Information herein deemed reliable, but not guaranteed.



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