

## SPACIOUS RANCH!



**616 Sherman Street, Wayne**  
**\$139,900**

### MAIN LEVEL

*Approximately 1,605 square feet*

**LIVING ROOM:** carpet, large picture window to the front, custom window treatments

**DINING ROOM:** carpet, dimmer switch, candelabra light fixture, pocket door to the kitchen, custom window treatments

**KITCHEN:** vinyl floor, built-in oven, butcher block, built-in glass top stove with range hood, ceramic tile backsplash, lazy Susan, garbage disposal, built-in desk, bay window in eating area, large pantry closet, many unique built-in features throughout

**½ BATH:** stool and vanity with sink, medicine cabinet, pocket door

**LAUNDRY ROOM:** washer and dryer hookups, door to back yard, newer vinyl sheet flooring, large pantry room, door to garage

**HALL:** coat closet, cedar lined closet w/ light, linen storage cabinet with drawers and doors, night light on the east wall on a switch

**NE BEDROOM:** corner window, closet with sliding doors

**SE BEDROOM:** corner windows, closet, cable hookup

**FULL BATH:** ceramic tile floor, tub/shower, stool, vanity, ceramic tile backsplash

**SW BEDROOM:** pocket door, double closet with sliders

**BUILT:** 1955

**LOT SIZE:** 88' x 150'

**2009 TAXES:** \$2,307.94

**HEAT:** Gas Forced Air, Janitrol brand, \$ /month avg

*\*\*Provided by Black Hills Energy on 3/3/10*

**AIR CONDITIONING:** Central Air

**UTILITY:** Breaker Box

**ROOF:** Re-shingled in 2008

**GARAGE:** 2-Car Attached w/ Electric Opener, paneled walls and ceiling

**WINDOWS:** Pella Wood Casement with pull up screens

**SIDING:** Vinyl Siding

**WATER SOFTENER:** Kinetico brand, Owned



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## SPACIOUS RANCH!

### BASEMENT

Approximately 1,376 square feet

### STORAGE ROOM

**STORM SHELTER:** air vent hole to the exterior, concrete ceiling

**KITCHEN:** stove and refrigerator included (represented in "AS-IS" condition), range hood

**SOUTH BEDROOM:** closet with bi-fold doors, non-conforming egress window

**BATH:** ceramic tile shower, 3' vanity with sink, carpet floor coverings w/ vinyl by shower, exhaust fan/ heat lamp, stool

**NORTH BEDROOM:** closet with bi-fold doors, non-conforming egress window

### ADDITIONAL INFORMATION

- All window treatments stay, mostly all custom made
- 10' x 12' storage building
- 2-Car Detached Garage: 24' x 35', pit to work on cars, 7' and 8' insulated doors, walls and ceilings are insulated, gas furnace



*Information herein deemed reliable, but not guaranteed.*



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