

**UPPER LEVEL (cont.)**

**Half Bathroom** – White porcelain sink over dark wood vanity. Decorative oval mirror and chrome details. Ceiling light and skylight. Neutral tile floors.

**Bedroom #2** – Good-sized bedroom with three large double-pane windows, all with room darkening shades, ceiling light with fan. Door to rear enclosed den/office. Hardwood floors.

**Bedroom #3** – Large bedroom with sizeable double-pane window and ceiling light with fan. Door with glass pane to rear enclosed play room/office. Large walk-in closet. Hardwood floors.

**Office/Den** – Connected to two rear bedrooms. Walls of double pane windows on all sides. Ceiling light with fan. Light neutral carpet.

**LOWER LEVEL**

**Bedroom #4** – Good-sized bedroom with three windows, including one large double-pane window for egress with window well. Reach-in closet with double doors and mirrors. Recessed lighting. Neutral carpet.

**Full Bathroom #2** – White pedestal sink, frosted glass sconce, mirrored medicine cabinet. Stand-up shower stall. Neutral tile walls and light terracotta colored tile floors.

**Efficiency Kitchen** – Petite kitchen space with white cabinets, wood counters, mini-fridge, 2 burner cooktop, and sink. Door with glass panels leads to backyard via cheery exterior stairwell.

**LL Living Room** – White-painted wood steps lead down from dining room. Built-in white cabinets with glass paneled doors for storage. Decorative stained glass. Neutral painted concrete floors and white-painted ceiling beams. Storage under the stairs. Separate large utility room with lots of storage space.

**Laundry** – Large laundry closet with stacked front-loading Kenmore washer/dryer. Utility sink with storage above. Wood louvered doors.

**UTILITIES** – Gas boiler/radiator heat. Central A/C (blower unit on roof). Gas hot water heater.

**FINANCIAL** – \$7,299/year for owner occupant.



COMPASS



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### EXTERIOR

**Front Exterior** – Picturesque, nicely landscaped front yard with stone walkway. Charming yellow entry gate and stone pillars on both sides lead to main entry door. Iron gate leads to backyard. Side is enclosed with tall fencing.

**Rear Exterior** – Landscaped backyard with flowers, plants, and trees. Stone patio perfect for dining al-fresco. Fully enclosed with tall fencing. Wood gate with decorative detail at rear leads to alley.

### MAIN LEVEL

**Entrance/Foyer** – Pretty built-in entry closet and console space. Casement window with roman shade and frosted glass pendant light. Hardwood floors.

**Living Room** – Large living room with high ceilings, fireplace with substantial decorative brick surround in a herringbone pattern with a wood mantle and red ceramic tiled hearth. Large french doors open to view of front yard. Frosted glass ceiling light with fan. Hardwood floors. Staircase with wood steps and banister leads to upper level with large double-pane window.

**Dining Room** – Large dining room open to kitchen with built-ins. Three large windows, roman shades. Frosted glass ceiling light. Decorative mouldings and trim. Hardwood floors. Entrance to lower level and glass-paned door to screened-in porch.

**Kitchen** – Cream-colored cabinetry with vintage brass pulls and warm-tone granite countertop. Stainless appliances including KitchenAid French-door refrigerator, GE gas range with five burners, convection oven, matching hood, and Maytag dishwasher. Contrasting black cabinets below beautiful wood countertop, and raised black granite breakfast bar with room for stools. Three frosted glass pendant lights above breakfast bar. Ceiling fan. Large window to backyard and door to screened-in porch. Additional broom closet. Neutral tile floors.

**Screened-In Porch** – Generously-sized porch with neutral flooring, white beadboard ceiling, ceiling light with fan, and floor-to-ceiling screen on three sides. Metal awning outside for extra shade.

### UPPER LEVEL

**Hall** – Deep linen closet, ceiling light, hardwood floors.

**Owner's Bedroom** – Large bedroom at front of house with three large windows, all with neutral up/down shades, two reach-in closets, and ceiling light with fan. Hardwood floors.

**Full Bathroom #1** – Large green-painted wood vanity cabinet below neutral stone countertop. Brushed chrome details, large mirrored medicine cabinet with beveled details, frosted glass two-sconce light, ceiling light, ceiling heat lamp, and skylight. Jetted tub. Neutral tile with decorative details on floors and shower walls.