

**\$310,000**



## PROPERTY FEATURES

- **Style: Two-Story Colonial**
- **2011 Taxes: \$9,393**
- **Baths: 1 Full, 1 Partial**
- **Construction: Frame**
- **Block: 11.16; Lot: 6**
- **Age: Approximately 23 Years**
- **Lot Size: 50' x 125'**
- **Bedrooms: 3**

*Great 3 bedroom, 1.5 bath Two Story Colonial Style Home that features an open front porch, spacious rooms, formal living room with fireplace, formal dining room with wet bar, eat-in kitchen with granite countertops, first floor laundry, master bedroom with large walk-in closet, updated full bath with Jacuzzi tub, stall shower and skylight, full basement with finished game room and office, rear deck, storage shed with electric and a one car attached garage with automatic garage door opener.*

**FOR MORE INFORMATION, VISIT THE WEB SITE:  
WWW.LVLREALTORS.COM/205MARNEAVENUE**



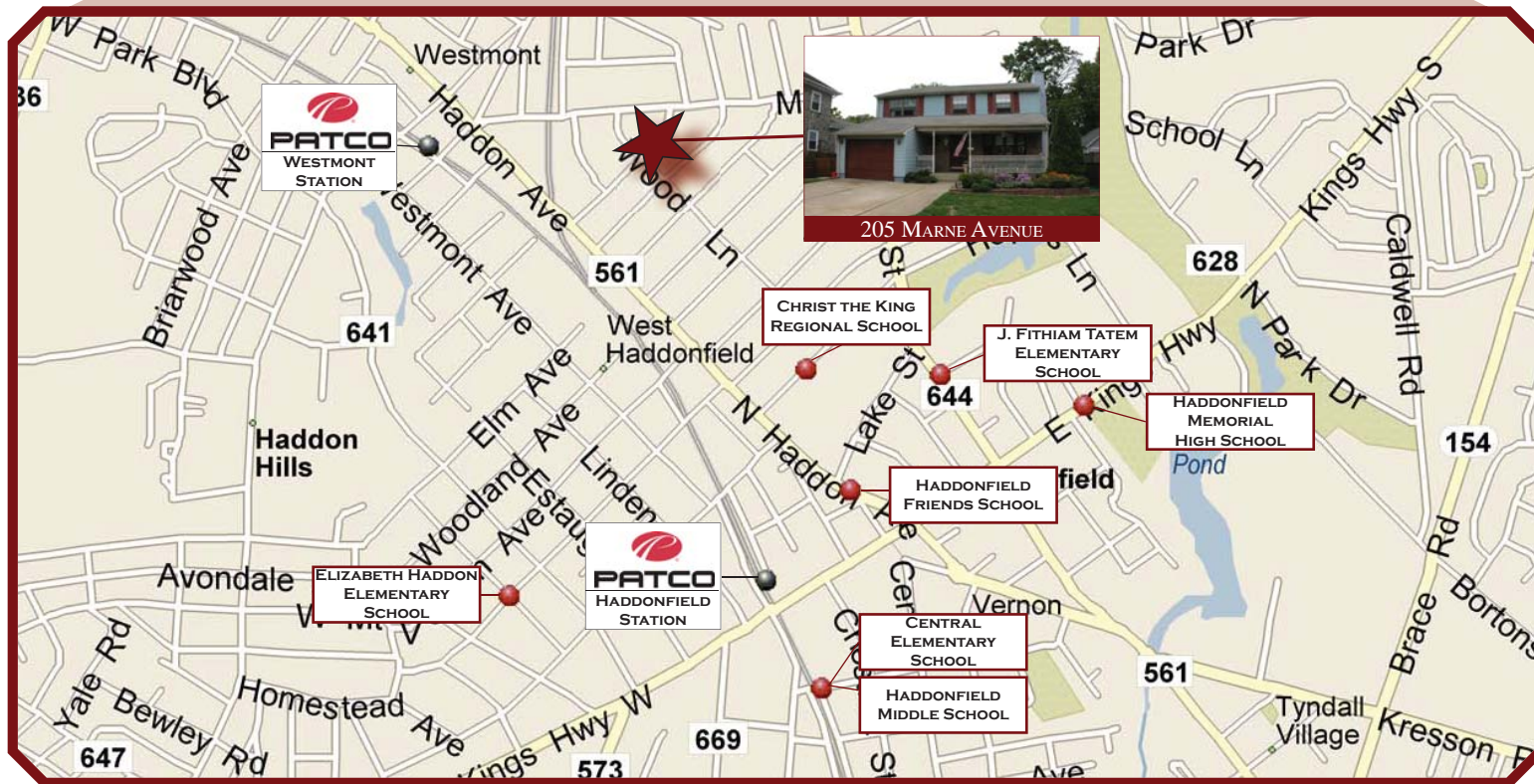
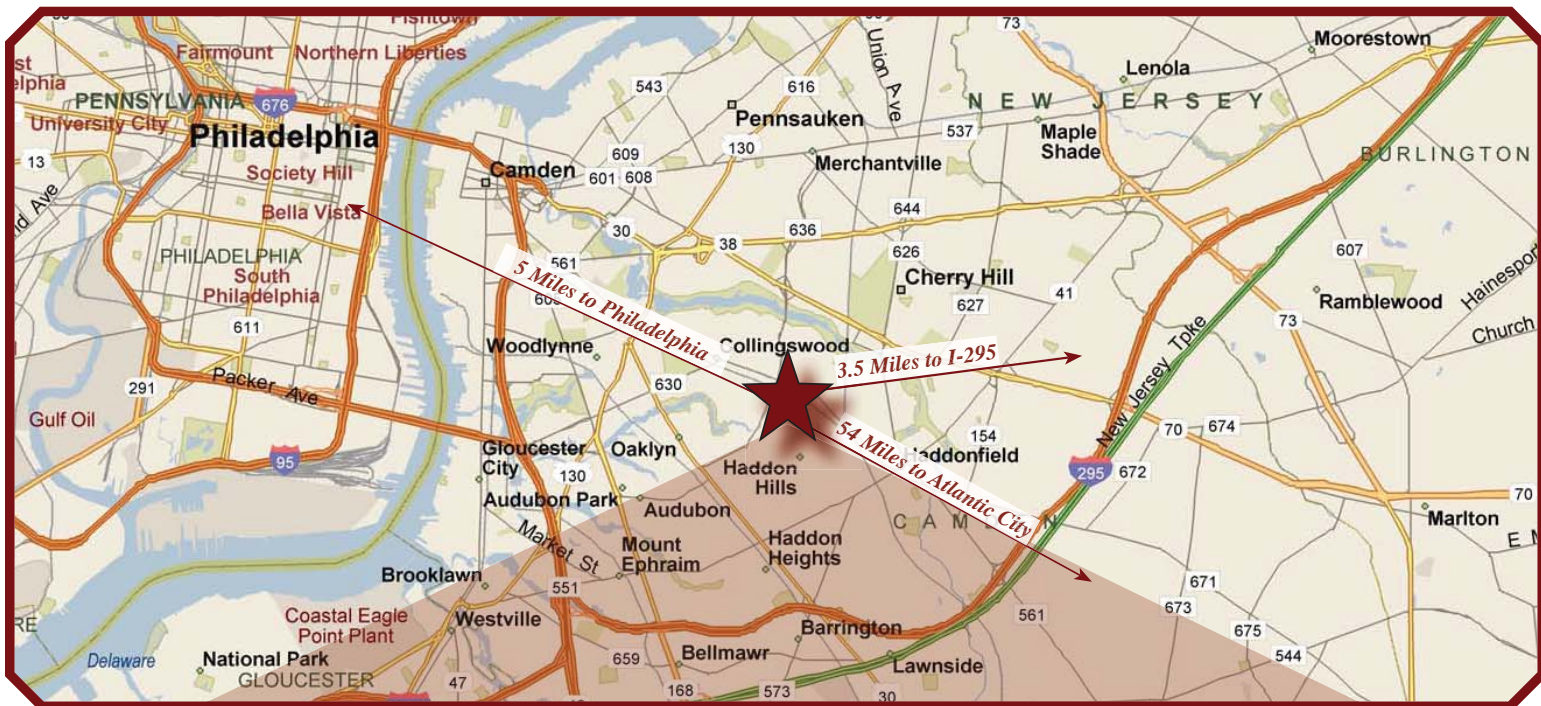
**GARY VERMAAT**

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**REGIONAL MAP**



**NEIGHBORHOOD MAP**

**PROPERTY IMAGE GALLERY**



**PROPERTY IMAGE GALLERY**



**PROPERTY IMAGE GALLERY**



**FIRST FLOOR**

**Front Porch:**

Open, covered

**Living Room: 13.2' x 18'**

Wall-to-wall carpet, brick wood burning fireplace with slate hearth, eyeball lights, bow window

**Dining Room: 19.4' x 11.4'**

Wall-to-wall carpet, two closets with interior lights, wet bar with sink, recessed lights, crown molding, two sets of Anderson sliding doors to back deck

**Kitchen: 11.9' x 11.4'**

Eat-in, new electric range, oak cabinets, granite countertops, dishwasher, ceiling fan, double stainless steel sink, microwave, vinyl floor, breakfast bar, recessed lights over breakfast bar, garbage disposal, laundry closet with washer and dryer hook-ups, Pergo floor, door to garage

**Powder Room:**

Oak vanity, wood ceiling, vinyl floor

**SECOND FLOOR**

**Master Bedroom: 18.1' x 13.7'**

Gas log fireplace, ceiling fan, wall-to-wall carpet, eyeball lights, make-up area with sink, large walk-in closet

**Second Bedroom: 11.10' x 9.1'**

Wall-to-wall carpet, ceiling fan, double door closet, recessed lights

**Third Bedroom: 11.9' x 13.7'**

Wall-to-wall carpet, ceiling fan, closet

**Bath:**

Full, updated, ceramic tile floor and Jacuzzi tub surround, skylight, stall shower, linen closet, timer on Jacuzzi tub, heat lamp, double window, wood ceiling

**Hall & Stairs:**

Wall-to-wall carpet, octagon stained glass window, recessed lights

**BASEMENT – SUMP PUMP**

**Game Room: 12.4' x 13'**

Wall-to-wall carpet, drop ceiling, recessed lights

**Office: 10.8' x 17'**

Wall-to-wall carpet, drop ceiling, recessed lights

**Storage/Utility Room**

**Attic:**

Pull down steps

- Wiring: 150 Amps, circuit breakers
- Hot Water Heater: Gas, 40 gallon

**Garage:**

1 car, attached, automatic garage door opener, driveway parking for four cars

- Exterior: Vinyl/Brick
- Roof: Asphalt shingle
- Heat: New (1 month old), gas, forced warm air
- Plumbing: Copper
- Air Conditioning: Central

**Special Features:**

10' x 18' wood deck with awning, flood lights, 10' x 8' storage shed, landscape lighting, EP Henry retaining walls, fenced rear yard

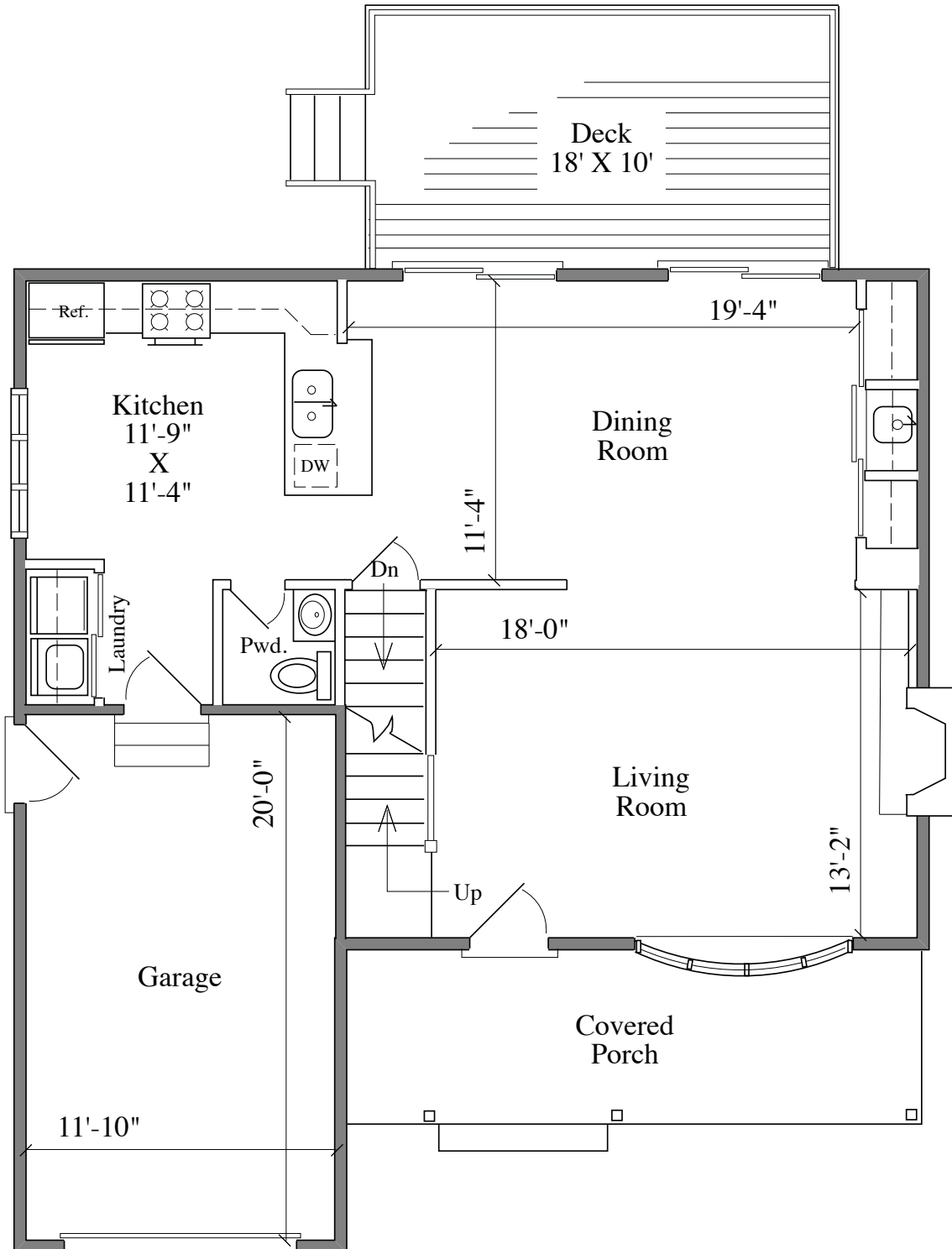
**Included:**

Refrigerator, electric range, microwave, dishwasher, garbage disposal, washer, dryer, window treatments

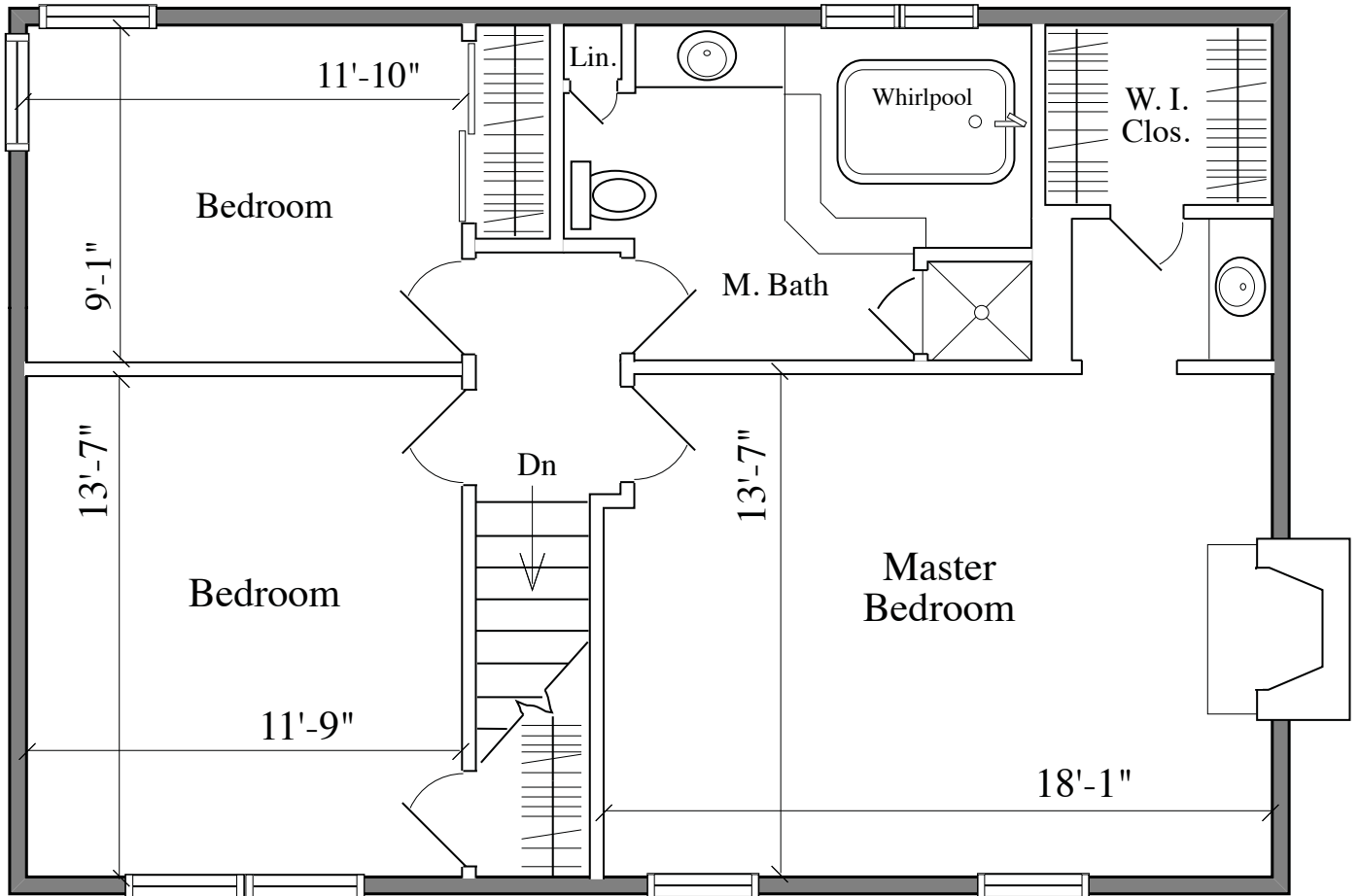
**UPDATES SINCE 1988**

- French Drain in basement as well as crawl space
- Added a larger sump pump in basement. There are two sump pumps, other is under the steps in basement
- Finished the basement
- Kitchen – new Pergo floor, new electric range, granite countertops, stainless steel sink and faucet – 2010
- New vinyl floor in powder room – 2010
- Newly painted walls in living room – 2010
- Dining room – installed two sets of Anderson sliders – 2008, installed cabinet for wine bar – 2007
- Master Bedroom – new carpets, new gas fireplace, newly painted walls – 2010
- 2nd Bedroom – Newly painted walls and molding around windows, new Bali shade ceiling fan – 2010
- 3rd Bedroom – Newly painted walls, new carpet, ceiling fan and spot lights – 2010
- Attic – Partial tongue & groove floor for storage – 2008/2009
- New fence in front of home on either side – 2010
- New garage door – 2010
- Main Bath – new mirror over Jacuzzi tub, new shower glass door, new glass shelf over sink, Velux window above Jacuzzi tub – 2010
- Front Porch – new railing and spindles, light/fan combo, new soffit – 2010
- New shed with light, electrical to water feature, landscape lighting in front
- E. P. Henry pavers in front and rear yard – 2010
- New Heater – 2010
- Sunsetter awning over back deck – 2000• More than enough outlets in each room as well as updated GFCI outlets inside as well as outside. All lights on timers – 2009.

**FIRST FLOOR**



**SECOND FLOOR**



**BASEMENT**

