



**Bungalow
120 S. Beaver St.**

Built 1947

**2 Bedroom*
2 Bath**

\$74,500.00

MAIN FLOOR: 672 sq. ft. (all measurements are approximate)

Kitchen: 12'6" X 9'3"

Linoleum Floor; Kitchen appliances included (Refrigerator, Gas Range, Dishwasher, Reverse Osmosis).

Back Porch – Opens to fenced in back yard. Dog Door.

Dining Room: 10'4" X 9'7"

Crystal Chandilier; Linoleum with hardwood underneath; French doors open to covered back deck and fenced back yard.

Living Room: 17'4" X 12'7"

Carpeted with original hardwood underneath

Bedroom #1: 9' X 10'5"

Carpeted with Original Oak Hardwood underneath

Bathroom: 6'9" X 5'

Tub, new toilet 2021

BASEMENT: approximately 672 sq. ft.

Recreation/Family/Hobby Room: 22'3" X 11'6"

Mechanical Room: 10'1" X 11'6"

Furnace, Hot Water Heater; Extra storage; Currently used as sewing area.

Basement Bath: 10'5" X 6'8"

Tiled shower; sink and toilet, laundry area

***Nonconforming Bedroom #2:** 10' X 11'5"

No egress window.

Storage Room Area: 6'8" X 4'10"

UPDATES:

Gas Range – 2021

Kitchen faucet – 2021

Reverse Osmosis– 2021

Bathroom toilet– 2021

Storm Doors Front and Back– 2021

Roof Replaced 2018

Insulating Blanket in Attic -app. 2015

Vinyl Siding – app. 2010

New Sewer Line, 2010

ADDITIONAL FEATURES:

Covered Back Deck

Vinyl siding - approximately 2010

70' X 120' Lot

Separate fenced area for garden

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