

LISTING INFORMATION SHEET

The following information, although believed to be accurate, is not guaranteed to be so.

Address 1907 Beach St. Price \$350,000
 Owner Lynn R. & Deborah D. Jaycox Style 1 Story Townhouse
 Occupant Same No. of B/R 2
 Lot Size 55.49 X 145 with depth negotiable to 220' Taxes \$4344/yr w/HS 3 yr tax abatement starts fall 09
 Legal Description North Half of Lot 2 Wall Creek First Addition

Directions _____

LOC	Bedrooms	CPT	Living Room	Dining Room	Family Room
NW	MB/R <u>14'6 X 17'8</u>	<input checked="" type="checkbox"/>	Size <u>15'6 X 30'</u>	Size <u>11 X 12'10</u>	Size <u>13'10 X 33'6</u>
SE	B/R <u>13' X 14'2</u>	<input checked="" type="checkbox"/>	Floor <u>Carpet</u>	Floor <u>Hardwood</u>	Floor <u>Carpet</u>
Lower	B/R <u>13'8 X 14'6</u>	<input checked="" type="checkbox"/>	Fireplace <u>Gas</u>	<u>Sliding door to</u>	Location <u>Lower</u>
	B/R _____	<input type="checkbox"/>	<u>10' Ceilings!</u>	<u>14' X 16' covered deck!</u>	Fireplace <u>Corner Gas</u>

Kitchen		Bathroom(s)						
Granite Countertops		Location Main <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Master <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> Basement <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> Storeroom <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Size <u>11' X 17'10</u>	Dishwasher <u>Yes</u>	SINK	STOOL	TUB	SHIS
Flooring <u>Hardwood</u>	Cabinets <u>Oak</u>							
Stove <u>Stays</u>	<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Elec. Refrig. <u>Stays</u>							
Sink <u>Double Granite</u>	Disposal <u>yes</u>							

House Size Irregular Siding Vinyl Shake and Stone Insulation Blown Fiberglass
 Appx. Sq. Ft. 1839 Roof Asphalt-40 year shingle Heat - B.P. \$56
 Year Built 2005 Air Cond. Central Laundry Main - Off Master BR
 Basement Finished w/ 2 egress windows Water Heater 40 Gallon Win. Cov. All Stay
 Garage 24 x 22 Att. Det. Furnace Forced Air Natural Gas Possession Negotiable

This is a newly constructed townhouse built by seller Lynn Jaycox and Jaycox Construction, builder of quality homes for 50 years. This is their own personal residence with many extras and is beautifully decorated. The interior design includes arched walkways, windows, insets, an open stairway and two gas fireplaces. Large 14'6 X 16'10 front entry with french doors to spare bedroom/front office. Handy 3'9 X 11' mudroom off finished garage. 12'8 X 25'6 basement rec/hunting room. All the appliances, window coverings, water softener, central vacuum and attachments all stay. Hot tub, shed in backyard and back lot line are all negotiable. Wonderful landscaping all around with a 14' X 16' deck with pergola roof and crying rock waterfall/pond. No mowing or snow removal! There is a 3 year tax abatement. Seller's daughter and son-in-law are Sara and Tyler Abens, licensed agents with Abens Realty.

Appointments One Day Notice Key A/O
 Listing Office Abens Realty - Tyler or Sara Abens 297-0755 B.E.