

New Price!!

2605 S Melanie Lane \$149,900

Appealing 4 bedroom 2 Bath home with fenced yard!



Comfortable & well maintained 4 bedroom home with large family room. **New carpet** on main floor and lower bedrooms May '08, and new light fixtures throughout. Sharp ceramic tile floors in kitchen and entry. Modern appealing kitchen with oak cabinets & all appliances that stay, plus washer and dryer stays. Master bedroom is good sized for furniture and nice décor/colors. Slider door from dining area to a good sized deck. Fenced yard for the kids to play, great location close to Harvey Dunn School and Morningside Park. New shingles in 2002. Friendly neighborhood to raise the kids!

<u>Main Level</u>		
Living Room	16 x 13.2	New carpet
Kitchen	20 x 9.5	Oak Cabinets
Dining	tile floors &	Slider to deck
Master Bedroom	12 x 14	Sharp decor
Bedroom #2	12 x 10.5	New carpet
Entry Foyer		New tile
<u>Lower Level</u>		
Family room	25 x 13	Spacious
Bedroom #3	10 x 11.5	Big closet
Bedroom #4	10 x 11.5	Big closet
Baths: 1 full on main floor, and 3/4 lower level		
Square Feet: Main: 988 Lower: 855		
(Total: 1,843 sqft)		

GENERAL INFORMATION	
See interior photos at:	
http://bartellco.vflyer.com/home/flyer/home/1545633	
<u>Lot Size:</u>	Irregular
<u>Garage:</u>	Attached Double, 22x20
<u>Schools:</u>	Harvey Dunn, Patrick Henry, Lincoln
<u>Age:</u>	1987
<u>Taxes:</u>	\$1,906
<u>Budget:</u>	Gas: \$76
Personal Property: stove, dishwasher, refrigerator, washer/dryer, ceiling fans, water softener, & garage door opener.	



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"INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED"