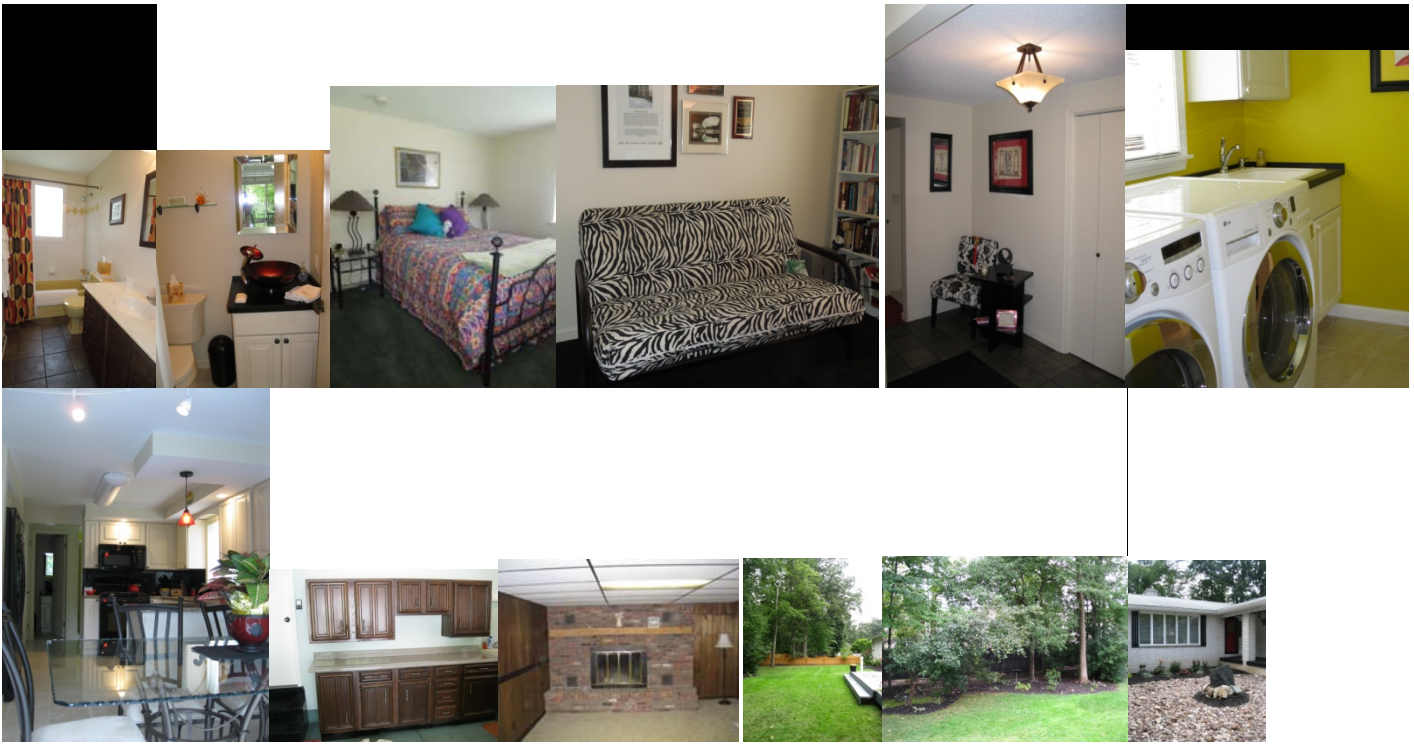


**ALL BRICK RANCH: 2300 sq' 3BR, 2.5BA, 2.5 car garage plus a 20' x 22' two story barn.
Total CONTEMPORARY renovation throughout. OPEN HOUSE, September 21, 1 -3 pm.
Based on independent, professional appraisal completed in August, 2013: ONLY \$247,900!**





FOR SALE BY OWNER: Helen Black - 1920 Fix Rd 773-2507 or fixrdhome@gmail.com
OPEN HOUSE, Saturday, September 21, 1 - 3 pm
Agents welcome to accompany clients.

Based on independent, professional appraisal completed in August, 2013:
ALL THIS FOR \$247,900. 00

Granite kitchen, 1Fl laundry, Family Room w/gas insert fireplace. Master Bedroom w/sitting area, walkin closet, beautiful bath. Closets galore, new carpeting, bamboo and tile on all floors. 12x27' and 9x12' wraparound deck w/natural gas for grill. 36x14' carpeted family room w/WB fireplace and 11x13' space for crafts/projects with another 1500sq' in clean, dry basement, plus lots of extra space for shelves; cabinets w/countertop in oversized insulated garage. Boiler, central A/C, HWH, gutters/overhang all 2 years old. Driveway 1 year old and has been sealed again.

Square Feet: 2200 + Garage + Basement Family Room +Project Room

Bedrooms:	3	Bathrooms:	2 Full, 1 Half
Kitchen:	10 x 11	Dinette:	8.5 x 11.5
Living Room:	18.5 x 13.5	Dining Room:	13.5 x 11
Family Room:	21 x 13.5	Master BR:	13.5 x 15.5
Bedroom #2:	12.5 x 13	Bedroom #3:	13 x 10

Fireplaces: 1 Gas, 1 WB

2nd Family Rm: 36.5 x 13.6

Project Room: 11 x 13

Sink/Cabinets in Basement

Foyer, Porch, Pantry Cupboard, Microwave Oven, Dishwasher, Garbage Disposal, Natural Gas Forced Air Heat, Automatic Garage Door Opener, Public Water & Sewer, 2 year old Sump Pump with water backup system, Duct System cleaned by Indoor Air Professionals, Dozens and dozens of perennials (roses, grasses, hostas, hibiscus, etc) for ease of landscape maintenance.