

**Lot Size:** 17.83 feet by 50 feet  
**Heating:** Forced air gas, central air conditioning  
**Taxes:** \$2,925.26 for 2013  
**Approx. Annual Utility Cost:** Hydro \$843.00, Heat \$1,234.00, Water \$508.00  
**Possession:** Insurance \$755.00  
**Offers:** 90 days or to be arranged.  
 48 hours irrevocable

**Home Improvements By Seller:**

- ◆ 2013-New bathroom vanity.
- ◆ 2011-Insulated the attic.
  - flat roof replaced in back of the house.
- ◆ 2007-New front door installed with new locks and deadbolt.
- ◆ 2005-New outside entrance walkway installed.
  - Upgraded 3/4 inch city water supply line installed.
- ◆ 2003-Installed flagstone patio in back yard and stone ground cover.
  - Shed installed in back yard.
  - Installed bathroom floor tiles, toilet, bathtub and cabinetry.
  - Installed new furnace and water heater.
- ◆ 2001-new roof.
- ◆ 2000-Replaced front porch steps.
  - Painted exterior front of the house.
  - Installed new furnace humidifier and upgraded motor.
  - Installed new kitchen with all new wiring, plumbing, window, sink and cabinetry, appliances.
  - Concrete platform installed for new washer and dryer.
  - All hardwood floors stripped and varnished.
  - New sink installed in basement.
  - Partially removed wall between living and dining room.
- ◆ 1999-Installed central air conditioning.
  - Upgraded electrical service to 100 amp.
  - Landing and steps replaced in the back of the house.
  - Painted all interior rooms.

**Inclusions:**

- ◆ Fridge, stove, dishwasher, washer, dryer, all electric light fixtures, all window coverings, outdoor shed with garden implements, shelving unit in basement.

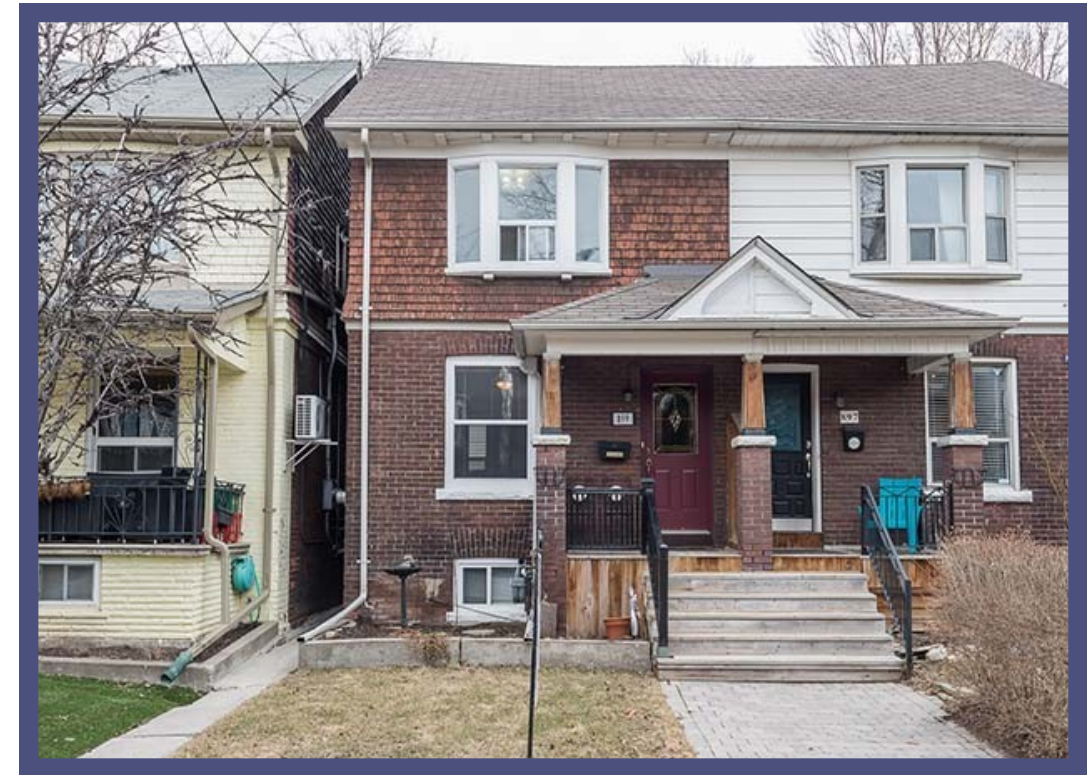
**Exclusions:**

- ◆ Wall unit in living room, bathroom mirror, radio in kitchen wall, wine cooler in basement.



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**Josie Stern**  
Sales Representative  
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**Price: \$569,000**

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# 899 Manning Avenue

## Main Floor (Ceiling Height 8 ft 2 in)

Foyer 4 ft by 3 ft 10 in

- ◆ Ceramic floors, decorative stained glass insert on front door.
- ◆ French door to living room.

Living Room 12 ft 3 in by 12 ft

- ◆ Original hardwood floors.
- ◆ Open to dining room, French door to foyer.
- ◆ Dimmer light switch, window.

Dining Room 14 ft 10 in by 10 ft

- ◆ Original hardwood floors.
- ◆ Open to living room, door to basement.
- ◆ Dimmer light switch, window.

Kitchen 11 ft 6 in by 7 ft 10 in

- ◆ Ceramic floors, upper and lower cabinets.
- ◆ Ceramic backsplash, pantry with pull out shelves.
- ◆ Single stainless steel sink with single lever faucet, broom closet.
- ◆ Door to yard.

## 2nd Floor (Ceiling Height 8 ft)

Master Bedroom 13 ft 3 in by 10 ft

- ◆ Original hardwood floors.
- ◆ Double sliding mirror door closet, closet with shelves, dimmer light switch.
- ◆ Two windows.

Second Bedroom 12 ft 4 in by 8 ft 7 in

- ◆ Original hardwood floors.
- ◆ Bay window, closet.

4 Piece Bathroom

- ◆ Ceramic floors, single sink vanity with cabinets and drawers.
- ◆ Mirror medicine cabinet, built in cabinets.

## Basement (Ceiling Height 6 ft 4 in)

Recreation Room

- ◆ Unfinished with laminate floors.
- ◆ Washer, dryer, toilet, shower, furnace.
- ◆ Above grade windows.

