

2712 Crums Lane





Living Room approx. 18'6" x 11'2". Large Bedford stone fireplace (7'8" w) with beautiful paneling on each side, large picture window with two side flanking windows, vaulted ceiling, oak hardwood flooring, natural finished woodwork, coat closet, open to the adjoining dining room, doorway into the family room.



Formal Dining Room approx. 10'4" x 11'2", beautiful brass candlestick chandelier, vaulted ceiling, oak hardwood flooring, natural finished woodwork, front and side windows, open to the adjoining living room, and a swinging door into the eat-in kitchen.

All room measurements shown are approximate and may have been rounded.



Family Room approx. 13'4" x 14'6".
Large Bedford stone fireplace (7'8" w) with Buck Stove insert. Note: Before the insert this was a see through gas fireplace. The Anderson sliding glass doors with louvered natural finished interior doors leads out to the large patio, natural finished woodwork, storage closet, open to the adjoining eat-in kitchen, door to half bathroom, with doorways to the living room and hallway. Carpeted.



Half Bathroom approx. 4'6" x 4',
ceramic tile on walls and floor,
side window.

All room measurements shown are
approximate and may have been rounded.



Eat-In Kitchen approx. 16' x 10'9".
Beautiful natural finished cabinetry. Chair rail with Gingham wallpaper, double windows above sink with interior louvered folding shutters, open to the adjoining family room, a swinging door into the dining room, steps down to the basement and back doors. Linoleum flooring.
The KitchenAid Superba Selectra 27 self cleaning thermal convection oven, Frigidaire electric range top, Kenmore dishwasher, Amana side by side refrigerator, and GE under the cabinet microwave oven remain with the home.

All room measurements shown are approximate and may have been rounded.



Front Corner Bedroom approx. 12'11" x 12'4" plus the double closet, oak hardwood flooring, natural finished woodwork, double front windows, single side window. Note: Floor does have 3 small cigarette burns.



Middle Bedroom approx. 11'8" x 10'1" plus the double closet, oak hardwood flooring, natural finished woodwork, double side windows.



Rear Bedroom approx. 15'6" x 11' plus the double closet, oak hardwood flooring, natural finished woodwork, single rear and side windows.

All room measurements shown are approximate and may have been rounded.



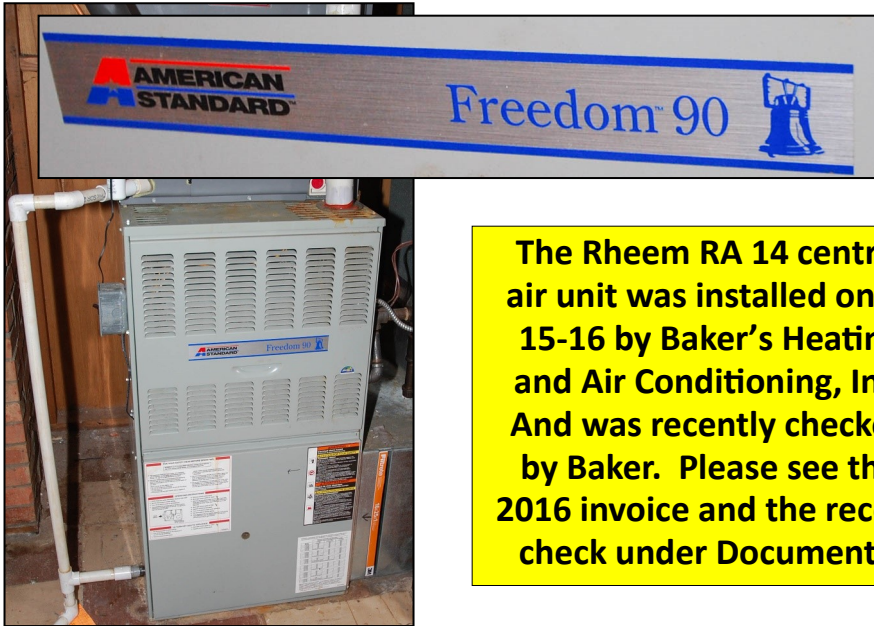
Full Bathroom approx. 9'2" x 7' including linen closet, large 6' vanity with double sinks, 7' mirror, ceramic tile tub enclosure, ceramic tile flooring, side window, and natural finished woodwork. Note: Rubber tub mat has been glued and the tile around the tub needs re-caulking.

Main Hallway (not shown) is "L" Shaped approx. 17'6" x 3'3" & 2'5" x 5'7", with a closet, oak hardwood flooring, and natural finished woodwork.

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The fully finished basement has approx. 1,616 sq. ft. with a small crawl space under the half bathroom. There is a bonus room approx. 12'9" x 10' with 2 double closets. There is also an storage closet under the stairs. The basement does leak. Also, the washer empties into a sump pump which will, on occasion, overflow (might need a stronger pump). The basement ceiling needs repair in spots. The Kenmore side by side refrigerator, Sears upright freezer, Whirlpool Ultimate Care II washer, and the Whirlpool gas dryer will remain with the home.



The Rheem RA 14 central air unit was installed on 6-15-16 by Baker's Heating and Air Conditioning, Inc. And was recently checked by Baker. Please see the 2016 invoice and the recent check under Documents.



American Standard gas furnace is older, but it was just checked by Baker's Heating and Air Conditioning, Inc. They did replace the igniter and their report stated that the furnace is "working properly at this time". Please see the invoice and check report under Documents.

The 40 gallon, gas Rudd Guardian Pacemaker water heater was installed on 1-3-12 by Bronger Services. Please see the 2012 invoice under Documents.



Electrical breaker box is located in the basement.

The roof was installed on 8-29-07 by Wright's Construction. Please see the 2007 invoice under Documents.



The triple car carport is approx. 31'9" x 22' (except for the half bath in the corner). Please see the St. Ft. Diagram under Documents.



The Anderson sliding doors in the family room leads out to the upper rear porch/patio, which is approximately 8' x 4'6", it steps down to the large "L" shaped patio, which is approx. 25' x 14'10" & 27'3". Please see the St. Ft. Diagram under Documents.

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The Bedford stone and vinyl shed is approx. 11' x 13'. The shed does sometimes get water inside from heavy rains.

House Attic

The house attic does NOT have an access from the house into the attic except by removing the whole house fan in the hallway.

