

# 2613 Cranston Dr.



**Enclosed Front Porch**



**View from Side Yard**



**Living Room approx. 13'4" x 13'6". Oak replacement front door leading into enclosed front porch, oak hardwood flooring, natural finished trim, and double front windows.**



**Rear Corner Bedroom approx. 10'4" x 10'10", plus the closet, oak hardwood flooring, natural finished woodwork, single rear and side windows.**



**Front Corner Bedroom approx. 10'4" x 10'3", plus the closet, oak hardwood flooring, natural finished woodwork, single front and side windows.**



**Middle Front Bedroom approx. 11'3" x 9' including the closet, oak hardwood flooring, natural finished woodwork, single front window.**



**Full Bathroom approx. 5' x 7'6", ceramic tile on walls and floor, oak vanity and medicine cabinet, rear window.**

**Note: The ceramic floor and toilet need replacing, please go to the Details page and look at the Mechanicals section for more details.**

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



The hallway is "L" shaped, approx. 11'2" x 3' & 3'2" x 3'2", with a linen closet next to the bathroom, oak hardwood flooring (some staining), a built-in cabinet (approx. 2'9" wide and 15" deep), and natural finished woodwork.



Eat-In Kitchen approx. 15'9" x 9'6". Natural finished cabinetry, rear double windows, and linoleum tile floor. Three steps down to back door and basement door. The GE refrigerator, GE electric range, Whirlpool dishwasher, and the mounted painting of the ship "Old Ironsides" above sink will remain with the home.

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





**Enclosed Front Porch approx. 24'6" x 5'6", carpeted. Some of the sliding windows are discolored. The front porch door is a double glass pane door and the outside pane has been broken out, the door needs to be repaired or replaced.**

**The porch is not heated.**

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



**The finished full basement has approx. 925 sq. ft. It has wood paneling, except for one wall in the kitchen area, drop in ceiling, and fluorescent lighting.**

**The main area shown in these photos is approx. 35'5" x 11'5" with a row of 4 clothes closets with cedar flakeboard paneling. There is also a storage closet across from the 4 clothes closets.**

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



**Basement "Bonus Room" approx. 12'7" x 10' 7" plus the closet, this room had been used as a bedroom in the past, but does not have the proper size and type of windows to be considered a bedroom under current requirements.**



**Basement "Kitchen and Utility Area" approx. 15'5" x 11'6" plus a large open storage area next to the furnace and water heater area plus a storage area under the steps. The 4'6" kitchen sink with metal cabinet base, the Roper large capacity washer, and the Roper heavy duty electric dryer will remain with the home.**



The Ducane gas furnace and central air were apparently installed by Decker and Sons Heating and Air on 11-17-16. The gas water heater is covered by an insulation blanket.



Electrical breaker box is located in the basement.

The windows in the house and the window trim are naturally finished. The home also has storm windows.





# House Attic





**The wood 8' hexagon shaped gazebo needs cleaning and refinishing. The electric cable coming from the house to the gazebo is not run inside conduit where it comes up out of the ground and to the Gazebo. This does not meet code and needs to be repaired.**



**The large shed is approx. 23'7" x 11'2", has a double swing out doors and 2 windows. The shed roof does leak and needs repair or coating. The shed is lighted and has 2 outlets, but the electric runs from the gazebo to the shed by a heavy extension cord, this does not meet code and needs to be properly replaced. The shelving shown in the interior photos of the large shed, stay with the shed. The smaller shed is approx. 9'9" x 7'6" with sliding double doors.**

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