

# Property Photos with Notes

8517 Cheltenham Circle, 40222



Located in the convenient and popular City of Hurstbourne, sits the colonial-style brick two-story house with 3 bedrooms and 2 full bathrooms on approximately a quarter of an acre.

The home has 1 bedroom on the first floor along with a formal dining room, formal living room, family room, eat in kitchen, and full bathroom.

The second floor consists of 2 large bedrooms, a full bathroom, a window nook, and two large hall closets.





# Welcome Home!

The front door opens to a large foyer with two coat closets on either side of the door.



From the front door, there is access to the Dining Room, Living Room, back hallway, and stairs to the second floor.



## Dining Room

Featuring floor-to-ceiling windows that offer lots of natural light, wall-to-wall carpet, crown molding, and wainscoting with chair rail.



## Living Room

In here are two more floor-to-ceiling windows, wall-to-wall carpet, and crown molding.



From the Dining Room, there is access back into the foyer, and two doors that enter into the kitchen, and through a small hall into the Family Room, respectively.



## Kitchen

The spacious kitchen is move-in ready for someone who loves the mid-century modern look, yet also has the potential to be a renovator's masterpiece!

A slag glass chandelier hangs over the eating area with room for a table and chair, and next to the pantry sits a built-in desk with organizer slots, adding to the ample available storage.



All appliances are remaining with the home: GE P7 Automatic Cleaning Oven double oven, GE range with Broan hood, Whirlpool DesignStyle refrigerator, and Kenmore dishwasher. A door in the rear of the kitchen leads to a large screened-in patio.



## Screened-In Patio

With nearly 270 square feet of space, the screened-in patio offers a covered area to enjoy the private backyard.

The patio does need some updating, as the ceiling and carpet need attention. The door that leads to the backyard is missing as well.





## Family Room

The large family room offers a cozy feel like built-in bookshelves, a brick wall with a fireplace and a wood beam mantle, and exposed beams overhead. The built-in bookshelves have drawers and cabinets below for extra storage.

You can enter from outside on the side porch, or from the kitchen or dining room. Off the Family Room sits an extra-long two-car garage.

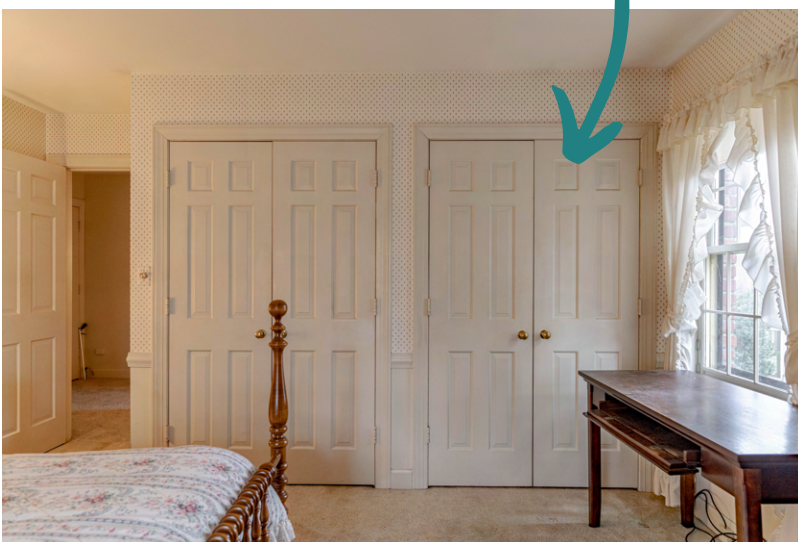


## First-Floor Bedroom

The bedroom on the first floor is large with oversized windows, wall-to-wall carpet, and two closets with automatic lighting features.

It sits adjacent to a full bathroom with long vanity, stall shower, and bathtub.

On the other side of the bedroom is a hall closet, and access to the basement is also in that hallway.



The insides of the closet reveal water damage and potential mold damage.

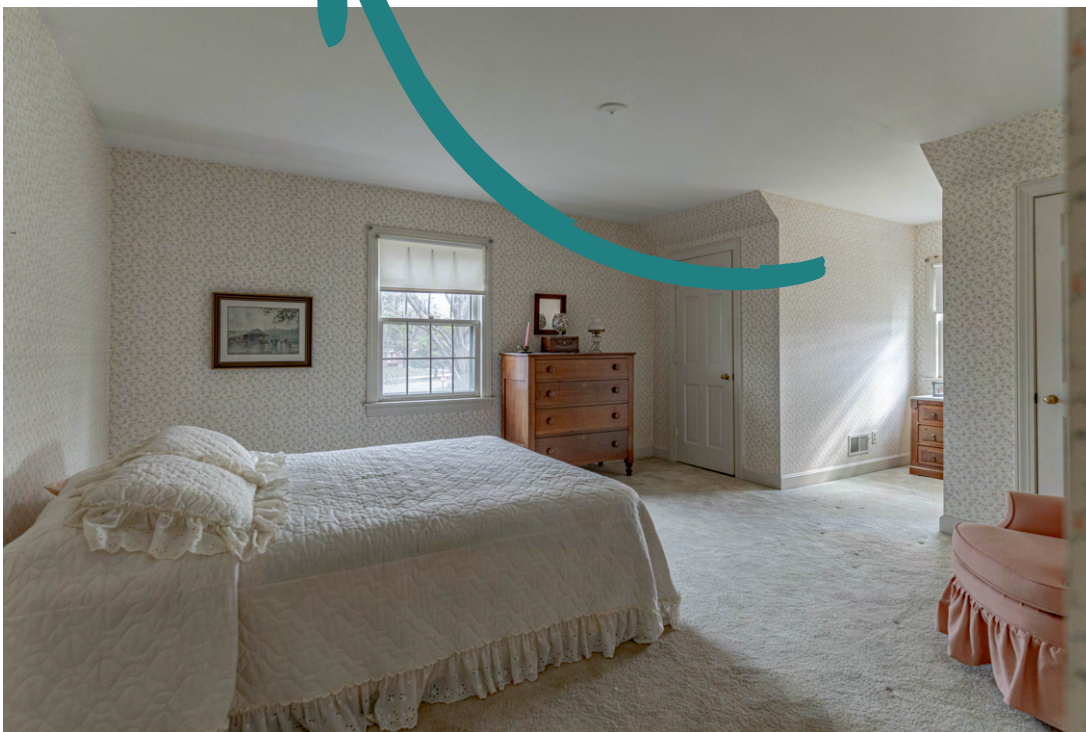
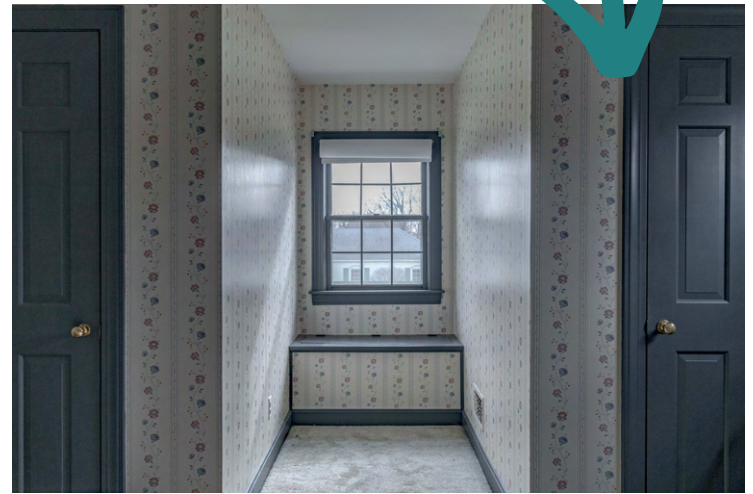




## Second Floor South Bedroom

As you head upstairs, the first room on the left is this bedroom.

It has wall-to-wall carpet and a total of 3 closets. A pair of closets flank a window looking out of the front of the house, with a seat below. The third closet is in the back of the room and is large enough to walk in, with a dormer ceiling.



## Second Floor North Bedroom

The second bedroom upstairs is almost completed mirrored to the first.

It has the same wall-to-wall carpet and 3 total closets. It has the window at the front of the house, with open space below, perfect for a small chest or chair.



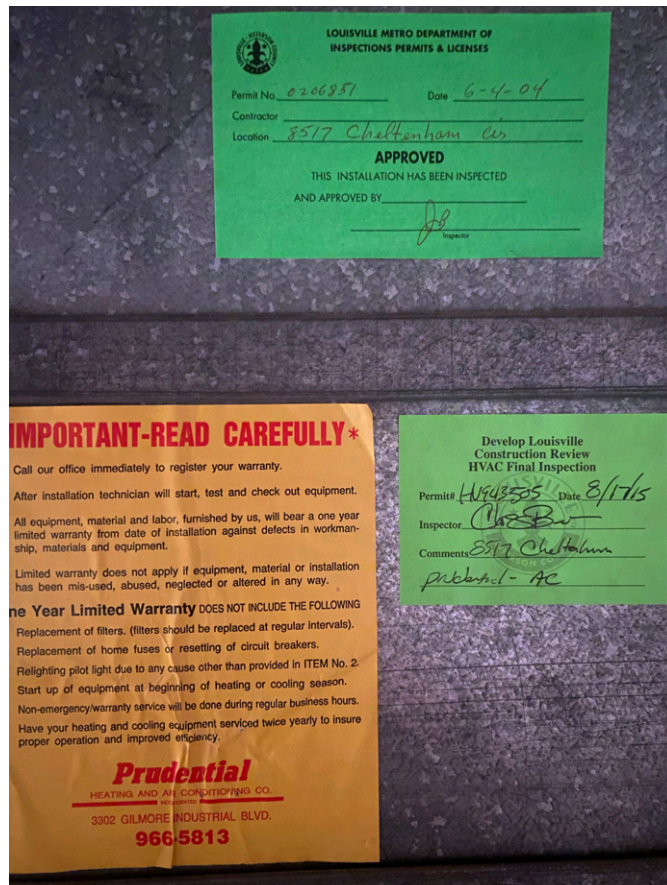
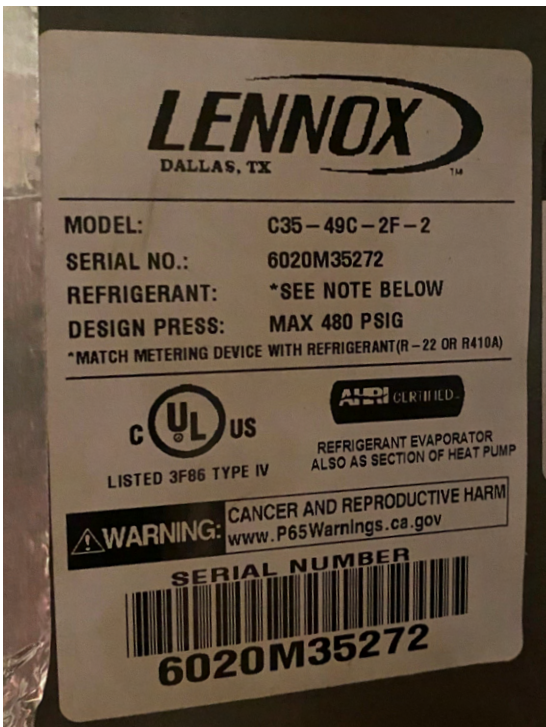
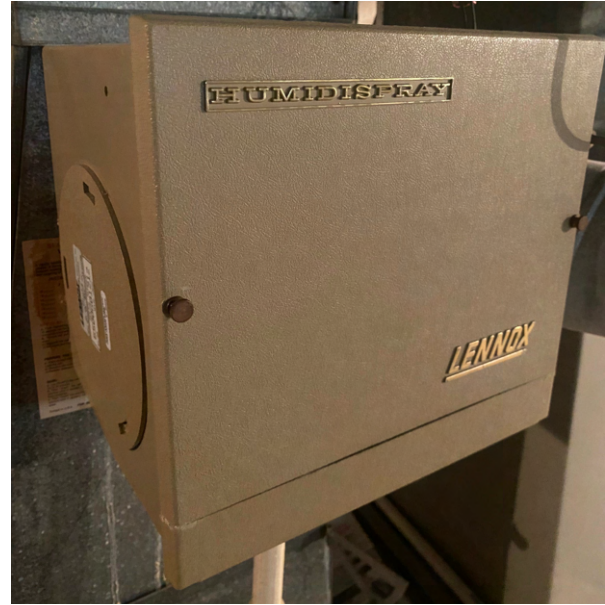


These photos show the third closet set up in both upstairs bedrooms (left), one of the two hall closets with built-in shelving on the second floor (below), and the broken glass in the window upstairs.

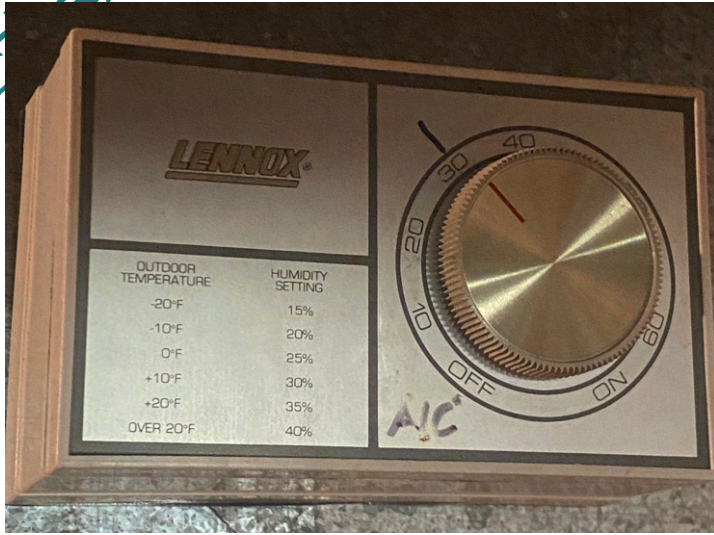




The home's HVAC system is by Lennox, model no. C35-49C-2F-2, serial no. 6020M35272.







**GENERAL ELECTRIC LOAD CENTER**

Underwriters Laboratories, Inc. LISTED CLASS CUL UNLICENSED PAREN-BASE ASSEMBLY 1258 P-8105

**WARNING:** The circuit breakers in this box have been selected to protect the wiring. TO AVOID DAMAGE AND LOSS OF PROTECTION, DO NOT REPLACE WITH HIGHER AMPERE RATED BREAKERS. If changes are necessary call a qualified electrical contractor.

**CAT. NO.**  
Surface Type: TX2420S Mod. 2  
Flush Type: TX2420F Mod. 2  
USE ONLY WITH ONE TYPE TR, TRP, TOP, TOL, TOLAC, TOL-AC, THQ-AC, THQ-AL OR TXOL BREAKERS.

**TYPICAL WIRING DIAGRAM**

LINE 2-250MCM CU-AL

STAB WILL NOT ACCEPT TYPE TR OR TRP BREAKERS

STAB WILL ACCEPT ALL ONE TYPE BREAKERS LISTED ABOVE.

32 POLES MAXIMUM

SUB-SECTION MAIN 100 AMP. MAX.

EQUIPMENT GROUND SEE ACCESSORIES

SUITABLE FOR USE AS SERVICE EQUIPMENT WHEN NOT MORE THAN SIX MAIN DISCONNECTING MEANS ARE PROVIDED.

BOND WHEN REQUIRED.

POWER LEG

GROUND WHEN REQUIRED COPPER ONLY

NEUTRAL

**MAIN RATINGS**  
120-240 V A-C 3-WIRE  
200 AMPERE

**NEUTRAL WIRE SIZE**  
Large Holes/14-4 Awg-Cu 6-4 Awg-Al  
Small Holes/14-8 Awg-Cu 12-8 Awg-Al

**REPLACEMENT PARTS**  
NEUTRAL/456C246G3  
LUG SCREW ASM/192A6311G1

**ACCESSORIES**  
LOCK KIT/TDL105 FILLER PLATE/TFH  
EQUIPMENT KIT/10L1-TG13-7 TAPS  
GROUND KITS 10L2-TG14-14 TAPS

**EQUIPMENT GROUND WIRE SIZE**  
Large Holes/14-4 Awg-Cu 6-4 Awg-Al  
Small Holes/16-8 Awg-Cu 14-8 Awg-Al

WIRE TERMINAL INFORMATION  
USE COPPER OR ALUMINUM WIRE  
All line and neutral terminals are suitable for copper or aluminum. Terminals of branch circuit devices listed by Underwriters Laboratories, Inc. are suitable for Cu-Al when device is marked "Cu-Al". Since properties of aluminum conductors may vary consult the wire or cable manufacturers for their recommendations as to suitable wire or cable and proper termination procedures.

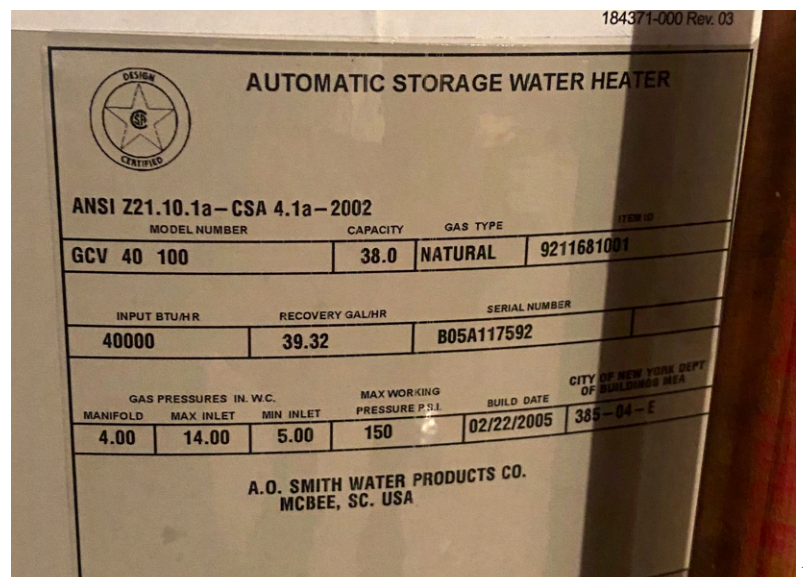
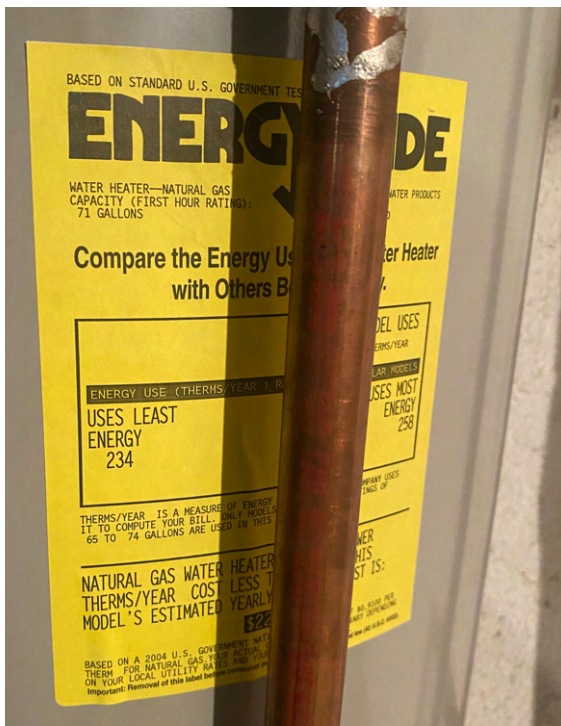
INTERMEDIATE POSITION OF HANDLE INDICATES TRIP UNLESS OTHERWISE MARKED  
— TO RESTORE SERVICE MOVE HANDLE OFF, THEN ON

NP45770-15 PLAINVILLE, CONN. PLANT P MADE IN U.S.A.





The water heater is an A.O. Smith ProMax, 71 gallon gas water heater. There is some corrosion on the pipe at the top.







The backyard has a small fenced-in area and a row of tall bushes that offers ample privacy.

The two bathrooms in the home have windows that overlook the backyard as well.

