

2710 Fendall Avenue

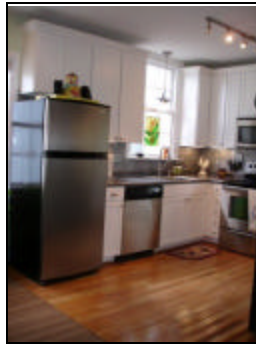
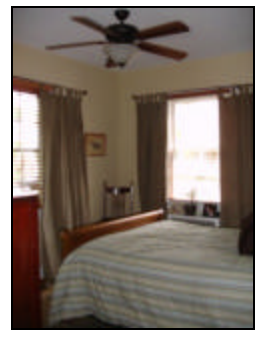
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804-285-7511

For more information call:
Deborah Bass, Broker/REALTOR
804-225-8023

\$159,950



An **incomparable value** within the city limits! **Well situated** on a wide and sought after avenue just North of downtown Richmond, this custom built, sun- filled Cape Cod home has been lovingly restored to better-than-new condition by the present owner/occupant. **A perfect combination of old meets new.** Great neighbors! **This home** is the **PERFECT** starter home for those looking for city convenience, modern amenities, and the charm of an older home for **under \$160,000!** All new systems, custom kitchen cabinetry, newly refinished hardwood floors, new interior and exterior paint and a large yard are **just the beginning!**



Key Features:

- Inviting covered Front porch entry
- Living Room
- 9 foot ceilings on first floor.
- Hardwood floors
- Rear vestibule
- 3 bedrooms with closets (2 downstairs and one upstairs)

Extra Large Country Kitchen:

Whirlpool Gold Stainless Steel appliances consisting of: Microwave Hood, Ceramic topped stove w/convection oven and self cleaning, dishwasher, and refrigerator with ice maker

- 42 inch beaded white cabinets from Kraft maid with crown molding.
- Dining area.
- Custom brushed nickel sink faucet with pull out and adjustable spout.
- Custom stainless steel-look countertops.
- Garbage disposal
- Tin backsplash.
- Brushed nickel knobs and hardware
- Hardwood floors.

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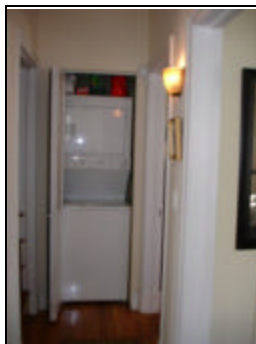
Priced to Sell!!!!

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- Pantry closet with shelves.
- Artistic pot rack to convey.
- Rear Vestibule/Cloak room and fan-windowed steel entrance door and ceramic tile floor. 2, 8 over 8 windows.
- Nine-light steel door to kitchen.
- Two 5 light brushed nickel halogen fixtures
- Over-sink pendant light in brushed nickel.
- Under sink counter lighting – fluorescent.

Second Floor:

A delightful curving staircase with open rail leads to open “loft space” created during the complete renovation of this unique cape. This space lends itself to a home office, study, bedroom or artist’s studio. Tall ceilings add to dramatic and open feel. A small storage bookcase is a surprise feature. A large storage closet with light in the eaves houses the water-heater.



The second floor bedroom is currently used as a guest bedroom and features two large storage units in the eaves, as well as a full closet. This room is sun-filled all day and could be used for a variety of functions. The second floor space would also be ideal for a roommate to use as a LR/BR situation or for tired parents looking for a retreat from the kids! The door at the entrance to the staircase has been stored for those who might want to reinstall it



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