



**Homes 'N Land, Inc.
Proudly Presents
4114 Kensington Avenue
\$445,000**

For Further information:

Mark Powell 334-7511

Homes 'N Land, Inc. 285-7511

**Welcome to a Classic near west-end brick
and slate colonial on a wonderful block!**

This unique 1930 home offers so many features not readily available in this market. It has been priced to allow the purchaser the opportunity to modify it to one's own taste and preferences. We hope this will result in your great personal satisfaction while maintaining a comparable value with the other homes in the neighborhood

Entrance Hall 7' X 18'

A nice arched entry door with beveled glass, coat closet and easy access throughout the home.

Living Room 24' X 14'

Triple front windows plus triple back windows! Unique wall plaster and first class details. Built in base cabinets, front and back, hardwood floors.

Formal Dining-Room 12 1/2' X 14'

Triple front windows, side window, hardwood floors.

Library 7' X 19'

Via glass doors from living room, ready for your collection.

Kitchen and Breakfast Room

Set in a pleasant bay window. Pantry closet

½ **Bath** off kitchen

Family Room 18' X 14'

Built in bookcases and base cabinets. Ready for your new flooring. Double glass doors to rear deck.

Deck 14' X 10'

Stairs to back yard and Detached Garage

SECOND FLOOR

Four corner bedrooms, all with hardwood floors

Bedroom#1 11 ½' x 12 ½' with connecting ceramic tile full bath

Bedroom #2 12 ½' x 14' with same connecting bath

Bedroom #3 12 ½ 'x 9 ½'

Bedroom #4 9'x12'

Hall bathroom- ceramic tile features "antique" fixtures for a great authentic appearance.

- ❖ Arched doorways and large windows
- ❖ Large windows
- ❖ 8 ½' ceilings on 1st floor (except family room)
- ❖ Hardwood floors up and down
- ❖ Unique wall plastering
- ❖ Fenced rear yard
- ❖ Potential recreation -room/shop space in basement, washer/dryer hookups, utility room
- ❖ Slate Roofing (flat -rubber-roof on family room extension)
- ❖ Gutters, downspouts
- ❖ Garage- 2 car brick with slate roof 20' X 20', sliding entrance doors and concrete floor.
- ❖ Lot Size 54'x170'

Lot 6, Block H, Grove-Avenue Crest

Current Taxes: \$5,092

Square footage per City Tax Assessor- 2539 with 1058 in the basement

Homes 'N Land Inc

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www.homes-n-land.com



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Note all measurements are approximate and believed to be correct, but are not guaranteed.