

1701 E. Edgewood Rd.

\$295,000  **New Price!!!**



www.1701Edgewood.com



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GreenAcre
REAL ESTATE

Classic Two Story Colonial in the HEART of Tuthill! Enjoy a completely remodeled upper level that features four beds and two full baths, including the beautiful corner master suite with TONS of natural light, dbl closets, and walk in tile shower. The main level has a smart functional layout with a large living area with picture window facing the front. Then lead into the formal sitting room with stone fireplace and bay window, which adjoins to the formal dining with exposed beam detailing. Lower level features high ceilings and a HUGE family room open space with floor to ceiling brick stone fireplace. 2 Non legal beds in lower. Main floor laundry. Fenced in backyard. Parking pad or room for 3rd Stall! Updated major mechanicals including newer roof, 2009 high efficient furnace, 2009 whole home humidifier/UV filtering, 2013 water heater, & 50% brand new windows 2012. This house is just bursting with charm and opportunity!



Room Dimensions

Living Room: 20x15
Dining Room: 13x14
Kitchen: 19x11
Master: 12x15
Bedroom 2: 13x11
Bedroom 3: 11x11
Bedroom 4: 11x10

Square Footage:

Main: 1418
Lower: 985
Upper: 960
Total: 3363

Bathrooms:

2 Full Upper
1 Half Main
1 Unfinished Lower

Year Built: 1966

Taxes: \$3,718.89

Garage: 2 Stall - Parking Pad

Schools: John Harris Elem.

Patrick Middle

Lincoln High

Lot Size: 16,380 sq ft.