



Built In: 1952 **Subdivision:** Villa Nova **Lot Size:** 22,650 SF **Est. Taxes:** \$2,767

The John Burgess Group of Realty Executives Premier is proud to present this brick/stucco rambler located in the convenient community of Villa Nova. This three (potentially five) bedroom, two full bath, nicely renovated home with professional landscaping is situated in a park-like setting backing to trees and a creek, and includes off-street parking for seven. Fresh paint throughout, new hardwood floors, ceramic tile floors and carpet, plus updated baths and new hardware and fixtures are just a few of the many updates. Relax by the fire in the cozy living room with wood-burning fireplace, picture window and crown molding or prepare your favorite meals in the modern, well-equipped kitchen with new white cabinets, granite counter tops, and stainless steel appliances. Three main level bedrooms feature refinished hardwood floors and two potential lower level bedrooms, new carpet. The walk-out lower level is finished with a spacious rec room and laundry room with new washer and dryer. This home is conveniently located close to major thoroughfares, public transportation, shopping restaurants and recreation. Visit www.JohnBurgessRealtor.com for a Visual Tour and Property Disclosures.

Main Level:

- Living room with refinished hardwood floors, side picture window, crown, molding, wood-burning fireplace with wood mantel & granite hearth
- Kitchen, open to living room with granite breakfast bar, ceramic tile floor & backsplash, stainless steel appliances (dishwasher, refrigerator with ice maker, electric stove & overhead microwave), stainless steel sink with brushed nickel telescoping faucet, overhead lighting, granite countertops & white cabinets with brushed nickel hardware
- Dining room with archway, new chandelier
- Hallway with archway from living room, refinished hardwood floors, coat closet, attic entrance
- Full hall bath with new: ceramic tile floor, vanity, faucet, mirror, lighting commode & fixtures, new tub with shower & ceramic surround
- Bedrooms #1, #2, #3 with refinished hardwood floors, new overhead lights & new doors with brushed nickel hardware

Lower Level:

- Rec room with ceramic tile floor, recessed lighting & closet under stairs
- Potential bedrooms #4, #5 with new carpet & recessed lighting
- Laundry closet with new GE washer & dryer, recessed lighting
- Full bath with ceramic tile floor, new: vanity, mirror & recessed light, shower with ceramic pan & surround, new brushed nickel fixtures & faucet
- Utility room, storage room, exit to rear yard

Special Features:

- Refinished hardwood, new carpet & ceramic tile floors
- Fresh paint throughout
- Stainless steel appliances
- Granite counter tops
- Recessed lighting
- Vinyl double pane windows
- Seven-car driveway
- Professional landscaping
- Backs to woods with creek through yard