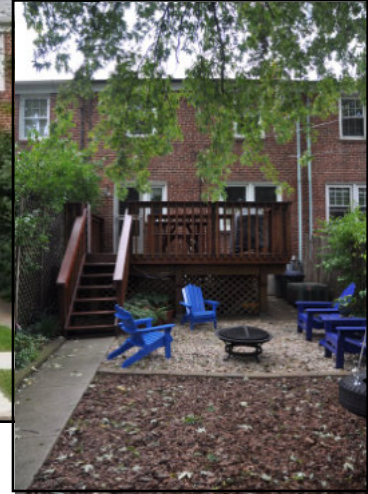


# Keller Williams Excellence Realty

Proudly Presents



**\$225,000.**

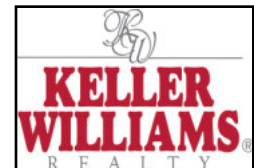
## 1706 Aberdeen Road

Loch Raven Village

[www.1706Aberdeen.com](http://www.1706Aberdeen.com)

Presented by: Realtor Marney

*Marney Kirk*



[realtormarney@yahoo.com](mailto:realtormarney@yahoo.com)

[www.realtormarney.com](http://www.realtormarney.com)

Cell: 410-493-4884

Keller Williams Excellence

1850 York Road, Suite K

Lutherville, MD 21093

Office: 410-560-5858



# First Floor Features

## FOYER

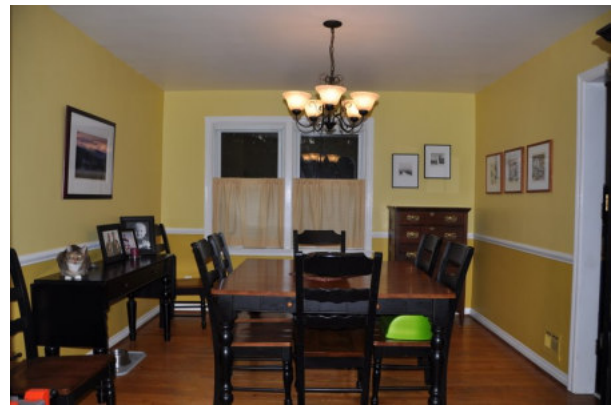
Hardwood Floor  
French Door to Living Room  
Coat Closet

## LIVING ROOM 17x14

Hardwood Floor  
Brick Gas Burning Fireplace  
Built-in Bookshelves  
Hallway to Door to Lower Level  
Stairs to Second Floor

## DINING ROOM 13x11

Hardwood Floor  
Chair Rail  
New Chandelier 2003

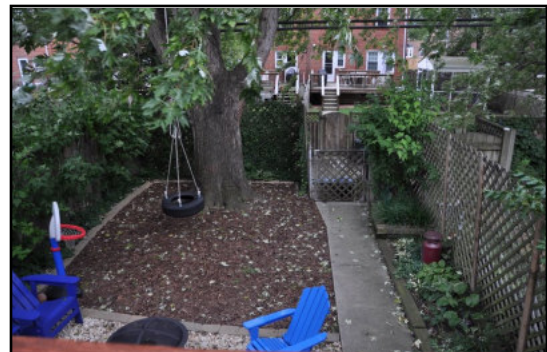


## KITCHEN 13x7

Ceiling Fan with Light  
Kenmore Gas Range new 2003  
Roper Refrigerator 2003  
KitchenAid Dishwasher  
Stainless Sink  
White Tile Walls  
Redone Cabinets and Hardware  
Pantry Cabinets  
New Vinyl Floor 2003  
Door to Rear Deck

## REAR DECK & YARD

Wood Deck  
Steps to Patio  
Wood chips for low maintenance!  
Large shade tree  
Fenced



# Second Floor Features

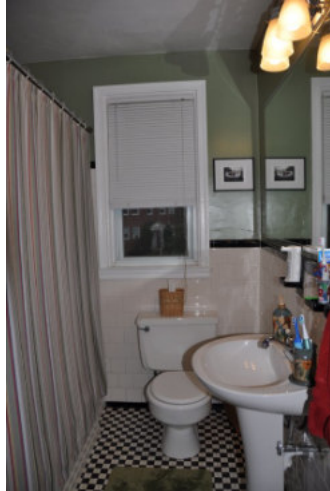
## MASTER BEDROOM 15x12

Hardwood Floor  
Ceiling Fan with Light  
Two Closets



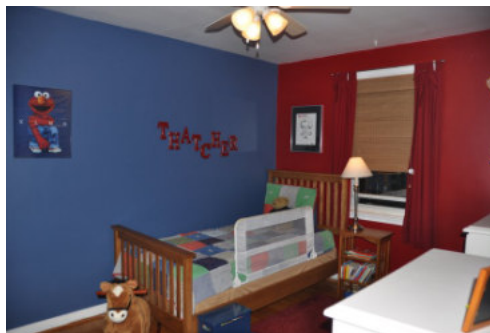
## FULL BATH

Pedestal Sink



## SECOND BEDROOM 13x10

Hardwood Floor  
Ceiling Fan with Light  
Two Closets



## THIRD BEDROOM 9x9

Hardwood Floor  
Ceiling Fan with Light  
Single Closet

HALLWAY — Pull down Steps  
to Floored Attic

# Lower Level Features & Amenities

## CLUBROOM 19x15

Tile Floor  
Extra Refrigerator Stays!

## STORAGE ROOM

Kenmore Washing Machine  
Newer Kenmore Dryer  
Door to Rear Exit

## FULL BATH

Shower Stall  
Pedestal Sink



AHS Home Warranty in place  
— transferrable thru 8/2010

House is wired for FIOS

Appraised 5/09 for \$225,000

Lawn Mower & Weed  
Wacker Convey

Replacement Windows

Awnings for all front windows

Central Air Conditioning!

*\*Seller to find home of choice\**

All information contained is deemed reliable but not guaranteed by Broker.