

# Keller Williams Excellence Realty

## Proudly Presents



*\$215,000.*

## *3136 Eden Drive*

### *St Clair*

[www.3136Eden.com](http://www.3136Eden.com)

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# First Floor Features

## *LIVING ROOM/DINING AREA 18x14*

*Wood Floor*

*Bay Window*

*Chair Rail & Crown Molding*

*Pass Through to Kitchen*

*Two Hall Closets*



## *EAT-IN-KITCHEN with BAY WINDOW BUMP-OUT 18x13*

*Black Whirlpool Dishwasher*

*Black Whirlpool Flat Top Stove*

*Black GE Microwave Range Hood*

*GE Refrigerator*

*Double Stainless Sink with In-Sink-Erator*

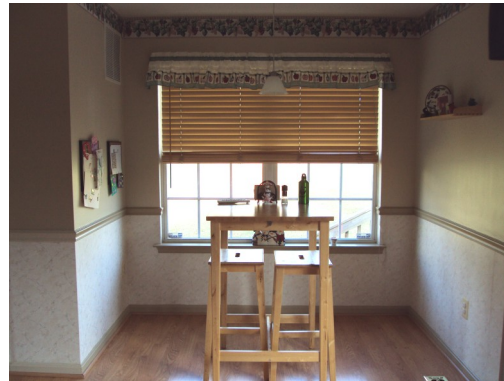
*Wood Cabinets*

*Pantry Closet*

*Wood Floors*

*Sliding Glass Door to New Deck*

*Chair Rail in Breakfast Room*



## *DECK & YARD*

*Newly Rebuilt Wood Deck '09*

*Large Back and Side Yard*

*Under Deck Lockable Storage Area Built-in '09*

*End Unit Located at End of Court Provides for Large Open Spaces*

*Professional Landscaping*

*Whole Exterior Power Washed Fall '09*



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



# Second Floor Features

## MASTER BEDROOM 15x11

Wall-to-Wall Carpet  
Ceiling Fan with Light  
Two Closets  
Door to Full Bath



## FULL BATH

Deep Soaking Tub  
Double Cabinet Sinks  
Separate Shower



## SECOND BEDROOM

12x9

Wall-to-Wall Carpet  
Ceiling Fan with Light  
Single Closet



## THIRD BEDROOM 9x8

Wall-to-Wall Carpet  
Single Closet

HALLWAY — Pull down Steps  
to Floored Attic

# Lower Level Features & Amenities

## CLUBROOM 17x15

Ceiling Fan with Light Operated by Remote  
Berber Carpet  
Gas Fireplace with wall switch  
Sliding Glass Door to Walkout Steps to Backyard

ADDITIONAL STORAGE  
CLOSETS

## FULL BATH

Full Tub  
Cabinet Sink

## STORAGE ROOM

Washer & Dryer  
Space for Shelving



Panes Replaced in Most Windows

Wood Floors on First Floor

Updated Carpet

Furnace Serviced by BGE  
Home

Lovely, Open Corner Court  
Location

Very Well Maintained and  
Upgraded!

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

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