

# TAKE A TOUR AT - [www.janf.com/3504.htm](http://www.janf.com/3504.htm)



**3504**  
**S. 191st Ave**  
**\$172,000**



4BR/3BA

2062 AG/498 BG approximate

- \* built in 2007, many upgrades, 9' ceilings
- \* large fenced yard, great sunset views
- \* light maple kitchen w/island, access to deck
- \* contemporary colors, textured walls, 2" blinds
- \* low maintenance vinyl siding & fence
- \* formal dining room
- \* family room w/fireplace, gas log, built-ins
- \* large master w/double vanities, dressing table
- \* recreation room in lower level w/bar
- \* large storage room in basement, Millard West School



**The Faulkners - Jan & Dave**

Jan - 690.5263 ASSOCIATE BROKER, CRS, GRI - DAVE - 677.0620 FULL TIME AGENT  
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**“IT’S ALL ABOUT TRUST”**



**Entrance**

covered front porch

**Entry - (4-10x4-11)**ceramic tile floor  
coat closet  
side light**Kitchen - (11x13-4)**island  
vinyl floor  
pantry  
light maple cabinets  
open soffits  
slider access to deck  
cooktop range  
dishwasher  
built-in microwave  
drapes  
2" blinds  
textured walls**Living Room - (12x15-6)**carpet  
2" blinds  
textured walls**Dining Room - (8x15-6)**carpet  
2" blinds  
brushed nickel light fixtures  
textured walls**Family Room - (18-5x11-5)**ceiling fan  
fireplace w/gas log, built-in  
shelves  
2" blinds  
carpet  
coat closet off garage entrance  
vinyl floor from garage  
textured walls**Rec Room - (33-10x14-8)**

in lower level

carpet  
pergo floor in bar area  
bar stays  
textured walls**Powder Room**on main floor  
vinyl floor  
pedestal sink  
oval beveled mirror  
brushed nickel light fixture**Utility Room - (7-10x6-5)**on 2nd floor  
shelf stays  
vinyl floor**Master Bedroom -  
(15-4x11-11)**double sinks  
ceiling fan  
carpet  
textured walls  
2" blinds  
curtains w/brushed nickel hardware & tie-backs**Master Bath**light maple vanity w/dressing  
table  
walk-in closet w/organizer  
shelves  
linen closet  
nickel hardware & light fixture  
separate toilet  
vinyl floor**BR#2 - (10x11-3)**double closet  
ceiling fan  
carpet  
textured walls  
2" blinds & pulldown blinds on  
east windows  
**exclude valance & curtains -  
baby's room****BR#3 - (9-10x11-8)**double closet  
textured walls  
shelf stays  
carpet  
2" blinds**BR#4 (9-11x11-8)**double closet  
textured walls  
2" blinds**Main Bath**vinyl floor  
tub w/shower  
large light maple vanity  
nickel hardware & light fixture**Linen Closet**

2nd floor landing

**Misc.**9' ceilings  
interior new paint except 2nd  
floor hallway  
vinyl siding & soffits  
sump pump & pit  
2 car garage w/opener  
security system - not monitored**Yard - (105x77)**extra large lot  
20'x20' patio  
deck  
vinyl fence**Association Dues - \$150/yr****Taxes - \$3,922****Home Built - 2007****Schools - Millard West****“OUR PROFESSIONAL TOUCH”**