

TAKE A TOUR AT - www.janf.com/4178.htm



4178 S. 60th Ave.

\$80,000

3BR/1BA - 960 AG approximate



- * vinyl siding, fenced yard, easy access & close to I-80
- * newer vinyl clad windows throughout
- * designer roof in 2009
- * new gutters '95, newer hot water heater
- * newer covered front & back decks
- * new 90% efficient furnace '02, A/C '99
- * eat-in kitchen w/ceramic tile backsplash
- * gas range, refrigerator, washer/dryer stay
- * hardwood floors under carpets
- * extra wide & deep 1 car garage, Ralston Schools



The Faulkners - Jan & Dave

Jan - 690.5263 ASSOCIATE BROKER, CRS, CRI - DAVE - 677.0620 FULL TIME AGENT

E-Mail -Jan@JanFaulkner.com - Dave@DaveFaulkner.com - www.janf.com



“IT’S ALL ABOUT TRUST”



Entrance

covered deck entrance

Entry - (3x3)

hardwood floor
coat closet in hallway
w/attic access

Kitchen - (14-4x10-9)

newer counter top
stainless steel sink
vinyl floor
gas stove
refrigerator stays
ceiling fan
eating area w/2 win-
dows new '02
new storm door access
to back deck
ceramic tile backsplash
mini blinds
access to deck & large
fenced yard

**Living Room -
(17-2x12)**

ceiling fan
hardwood floor under
carpet
crown molding
wall paneled
carpet
new windows '04
curtain
mini blinds
shade

**Laundry Room -
(7-7x8-8)**

washer/dryer stay
cabinet
vinyl floor

**Master Bedroom -
(11-6x11)**

double closet
hardwood floor under
carpet
new window '04
mini blinds

BR#2 - (11-6x9-7)

double closet
new window '04
mini blinds
shelf stays
hardwood floor under
carpet

BR#3 - (10x9-7)

shelves stay
new window '04
mini blinds
hardwood floor under
carpet
alcove closet

Main Bath

vinyl floor
new shower wall above
tub
linen closet
new window '04
medicine cabinet

Misc.

new ceiling insulation
'02
crawl space under
home - back deck
entrance
new vinyl clad win-
dows '04 entire
home except kitchen
'02
vinyl siding
designer roof '09
90% efficient furnace
new '02 w/humidifier
A/C new '99
newer hot water
heater
cable TV & Internet
GDO - 1 remote
door to garage
extra deep & wide 1
car garage
window w/curtain
built-in cabinets stay

Yard - (125x60)

new back deck '09 w/
cover & Trex
full chain link fence

Taxes - \$1,8. *

Home Built - 1957

Schools - Ralston

HOMESTEAD EX.

“OUR PROFESSIONAL TOUCH”