



Quality Urban Residences in West Washington Park



240 South Pennsylvania

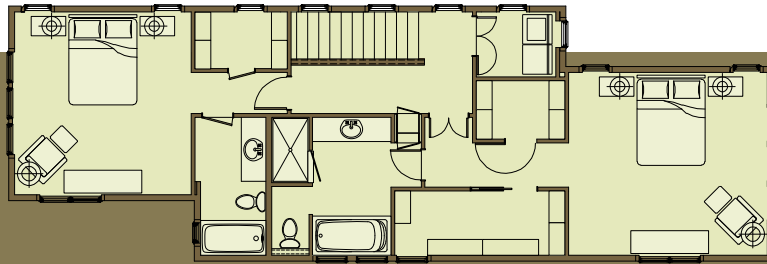
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# 240 South Pennsylvania

## Second Level Room Dimensions:

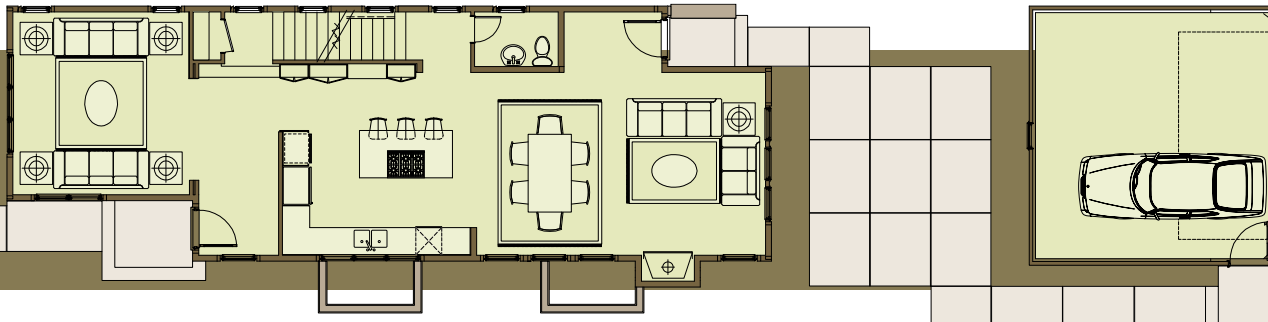
Master Bedroom:	15' 3" x 14'
Bedroom 1:	13' 6" x 14'



SCALE 0' 1' 2' 4' 6' 8'

## First Level Room Dimensions:

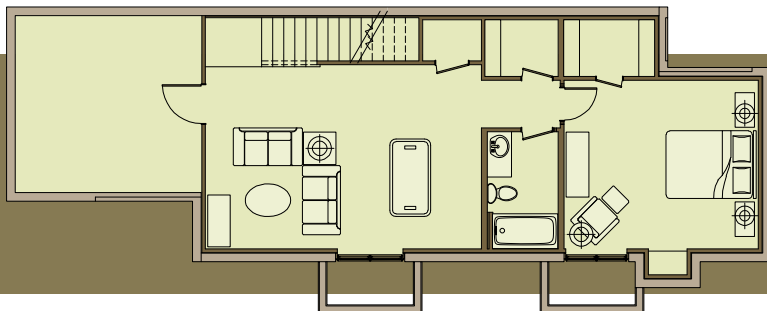
Living Room/Study:	13' 6" x 14'
Kitchen:	15' x 14'
Great Room:	22' 2" x 14'



SCALE 0' 1' 2' 4' 6' 8'

## Basement Level Room Dimensions:

Family Room:	21' 2" x 14' 1"
Guest Room:	14' 11" x 12' 11"
Storage Room:	14' 4" x 13' 8"



SCALE 0' 1' 2' 4' 6' 8'

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## Property Information:

Style: Two Story  
Construction: Stucco, brick, wood shingle & copper  
Bedrooms: Three  
Bathrooms: Three full and one half  
Basement: 902 SF, 701 SF finished  
Total: 2,043 SF on 1st & 2nd floor  
Lot Size: Approx. 3,500 SF  
Garage: 2 Car Detached  
Age: 2009  
Heat: Gas, Forced Air with  
Rinnai brand furnaces  
Cooling: Central AC  
Taxes: To be determined  
HOA: To be established for common  
maintenance of front yards  
Builder: Arcadia Properties, Inc

## Inclusions & Exclusions:

Inclusions: Viking cooktop, oven & microwave;  
Bosch dishwasher;  
Kitchenaid refrigerator  
Exclusions: Personal Possessions

## Terms:

Legal Description: Lengthy, please see listing agent  
Title Company: Security Title Guaranty Co.  
Earnest Money: \$ 20,000  
Payable To: Fuller Sotheby's International Realty

## Schools:

Elementary: Lincoln  
Middle School: Grant  
Senior High: South



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