



2213 S. Mary Beth Ave.

\$144,900

What a convenient location! This new construction home is right in the neighborhood of the new Family YMCA, close to schools, churches, dining, shopping and more. This home offers 4 Bedrooms and 2 full bathrooms. Rich maple cabinets, a breakfast bar and vaulted ceilings in the kitchen, living room and dining area. There's a sliding glass door to the cedar deck with steps. Upgraded materials throughout this home give it elegance, including the wrought Iron Railing, Crows Foot Textured Ceilings, and Oil-Rubbed Bronze Fixtures. The quality you've been looking for is here, too, with copper water lines and a Carrier furnace. The unfinished Family Room is waiting for your personal touch. Make this additional space your own, it's a great way to build equity in your new home or Builder will finish the family room for \$5,000.

Directions: 41st & Tea/Ellis Rd, North to 32nd, West to Mary Beth, North to Home



Main Level

- 14.4 X 13.4 Living Room: Vaulted Ceiling w/ Crows Foot Texture
- 9.6 X 10.3 Kitchen: Maple Cabinets
- 8.9 X 10.4 Dining Area: Slider to 10x10 Cedar Deck w/Steps
- 12.8 X 11.0 Master Bedroom: Double Closet
- 11.1 X 10.3 Bedroom 2: Double Closet

Square Footage:

- Main 938 Sq. Ft. +/-
- Lower 309 Sq. Ft. +/-
- Total 1,247 Sq. Ft. +/-

Lower Level

- 10.3 X 9.9 Bedroom 3: Double Closet
- 10.3 X 9.9 Bedroom 4: Double Closet

Schools: Tea Area School District

Lot Size: 57.5 X 120

Year Built: 2009

Taxes: \$617.64-Lot Only

Baths

- Main: Full Bathroom
- Lower: Full Bathroom

Garage:

2 Stalls: 22 X 22



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