

## *Lake Claire / Candler Park*



**502 Harold Avenue**

**\$307,000**

*The best priced two bedroom one bathroom home for sale on the sought after side of McLendon Avenue*

*What a charmer! Fresh coat of paint both inside & out with a remodeled kitchen. Neighborhood shopping and restaurants just 3 blocks away. For nature lovers, the 35 acre Fraser Forest is just a short walk across the street. Neighborhood playground & tennis at Lake Claire Park is also a short 3 blocks away. Established neighborhood with sidewalks and lighted streets with homes that have sold on the same street for \$850,000+. Remodelers, the attic can easily be expanded to accommodate a master bed & bath. Seller is continuing to make additional home improvements while on the market, so they are more negotiable now vs. after all improvements have been completed.*

**Exterior:** *Wood siding & stone home with covered front porch on a quarter acre lot located on a quiet street. Wonderful garden area adjacent to paved driveway leading to backyard gate. Private fenced backyard with stone patio & deck. Daylight partial basement includes both interior and exterior access which is primarily used for systems access and storage.*

**Main Level:** This Cottage style home comes complete with hardwood floors throughout, Rooms included separate dining, separate living room, two bedrooms that share the full hall bath. Remodeled kitchen comes complete with natural stained cabinets, granite countertops, gas appliances, mud room with exterior access that houses the washer and dryer. Hiding staircase off kitchen leads down to the partial basement and staircase can be pulled down for attic access..

**Entry:** Front covered porch, front door opens into spacious living room.

**Living room:** Hardwood floors, gas fireplace w/gas logs and built-in bookcases.

**Kitchen:** Hardwood floors, granite countertops, natural stained cabinets, dishwasher, gas oven range cook-top & microwave oven. Refrigerator and washer & dryer are included in the sale price.

**Upper Level Master:** Is currently attic space used for additional storage with pull down staircase. With the addition of a couple of dormers and a shed roof off the back, this attic could easily accommodate an additional Master bedroom & bath.

**Lower Level:** Partial daylight basement with interior and exterior access, currently used as systems access and storage. Portions of this basement with some earth removal could create additional living space.

**Extra amenities:** Smoke alarms, electric HVAC and gas heat, with DSL available

**Please call Tom or visit [www.PeggyVargo.com](http://www.PeggyVargo.com) for any additional information and photos**



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