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4305-7th Avenue
Kenosha, WI 53140-5734

4305-7th Avenue

1M-1587

\$169,000

Lot Size	88 x 92	Taxes:	\$3,681.89
Year Built:	1920	Tax Year:	2008
Bedrooms:	Main-2, Upper-2	Exterior:	Vinyl
Bathrooms:	1 Each Unit	Total Sq. Ft.	1,190 + 1,066 = 2,256 SF

Exceptional Vinyl Sided 2-Unit (Duplex) on corner lot with 2 bedrooms in each unit. The Main Unit has almost 1,200 SF, an updated Kitchen with lots of cupboards, a built-in dishwasher, stove and refrigerator, plus a Formal Dining Room. The Upper Unit has 1,100 SF, new countertop, a skylight in the carpeted Living Room and a separate Laundry Room. Newer windows throughout. Detached 2.5 car garage with electric door opener. Private fenced back yard. Other amenities include new roof and gutters (2 years new), 2 separate central air units (upper 2003 / Lower unsure of age), plus 10'x24' upper wood deck and cement patio. Separate utilities: 2 100-amp Circuit Breakers, 2 Space Guard Air Cleaners, 2 Water Heaters (4-5 yrs old), and Glass Block Windows. Many updates! Close to Lake Michigan. Great Owner Occupied or Investment. What are you waiting for? Call today for your private showing!

INCLUDES: 2 Gas Stoves, 2 Refrigerators, Main unit Dishwasher, 2 Garage Door Remotes.

EXCLUDES: Seller and Tenant's personal belongings.

	<u>Main</u>	<u>Upper</u>		
Living Room:	13x14	12x13	Garage:	2.5 car detached with EDO
Dining Room:	13x17	-	Driveway:	Cement with Parking Pad
Kitchen:	14x16	11x15	Basement:	Full - Brick
Family/Rec Room:	-	-	Basement %:	100%
Master Bedroom:	10x19	13x14	Elementary:	Jefferson
Bedroom #2:	10x12	10x12	Middle School:	Washington
Rent:	\$685 M-T-M	\$650 M-T-M	High School:	Bradford
Security Deposit:	\$700	\$600	Utilities:	Municipal Sewer and Water
Laundry Room:	Hookups in Both Units		Heating/Cooling:	2 GFA Furnaces, 2 Central Air

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Ron & Diana Dahlberg
Broker/Owners/ABR/Pro
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*Information believed accurate,
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