



Address	EP993 State Hwy 153			Unit 1 Unit 2	A B	Bedrooms	3 2	Baths	2 1
Municipality	Stratford			School	Stratford				
Directions	North on 97 to 153 – Left(west) on 153 towards Spencer/Unity – Home on left								
ROOM	Unit 1 A	Unit 2 B	LL	FEATURES			Click Here To View Slideshow		
Living Rm	11.1 x 19.5 (Upper)	17 x 10.7		Curb/Gutter		Stories	Two Story		
Dining Rm				City Water		Est. Sq. Ft			
Kitchen	11.4 x 9.11(Upper)	11.4 x 9.11		Gas		Est. Age	2000 Started		
Bath	Full(Upper)	Full		Sewer		Siding	Vinyl		
Bath	Full (Upper)			Septic	HT's	Roof	Shingles		
Bedroom	10.8 x 12.7(Upper)	11.6 x 9.2		Well	Shared	Walls --A	Butternut/Hickory/Dry Wall		
Bedroom	10.3 x 10.5(Upper)	10.4 x 8.4		Drapes		Walls --B	Butternut/White Ash/Dry Wall		
Bedroom	10.10 x 11.8(Upper)			Range/Oven	Neg	Trim	Wood		
Bedroom				Hood / Fan	Neg	Floors	Tile/Vinyl/Carpet		
Bedroom				Disposal		Fireplace	None		
Office				Refrigerator	Neg	Basement	None		
Exterior	Deck	Deck		Dishwasher		Water Htr	Electric		
Utility Rm	Hook ups	Hook ups		Air	3 Window	Heat/Fuel	Baseboard/Electric		
Garage	3 Car Attached	1 Car Attached		H2o Softnr					

Remarks: Information Provided By Seller or Other Third Party and Has Not Been Verified By Broker Information contained herein must be verified by buyer

Owner has done most of the work, finishing touches on the way... Two unit duplex with tuck under 4 car garage for all the toys!!!

Unit A features 3 bedrooms, 2 full bathrooms, an upper & lower kitchen & space to grow. This unit is ready to be made into a home & a great place to operate/grow your business (a 4th bedroom can easily be added). Use the garage & lower kitchen for business & the upstairs for family. Add the finishing touches to **Unit B** & you'll have a country setting income property. Not to mention the 2 acres (MOL) the property sits on. Call for your private viewing appointment today!!!

Assessed	Year		Land		Improvement		Total		
Occupied By	Owner/Tenant	Owner	Hollatz			Est Heat		Taxes	\$1602.24(09)
Possession			Lockbox	No		Sign	Yes	File #	2.4
Office	RE/MAX Am. Dream	Phone	384-4423	Agent	David Osterberg		Phone	897-5419	
Price	\$179,900			MLS#	1004624		ATR#		

RE/MAX American Dream

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