

REAL ESTATE IS A



*Craig A. Rush Presents*  
**3440 Glynn, Toledo**

U P D A T E D   B R I C K   H O M E



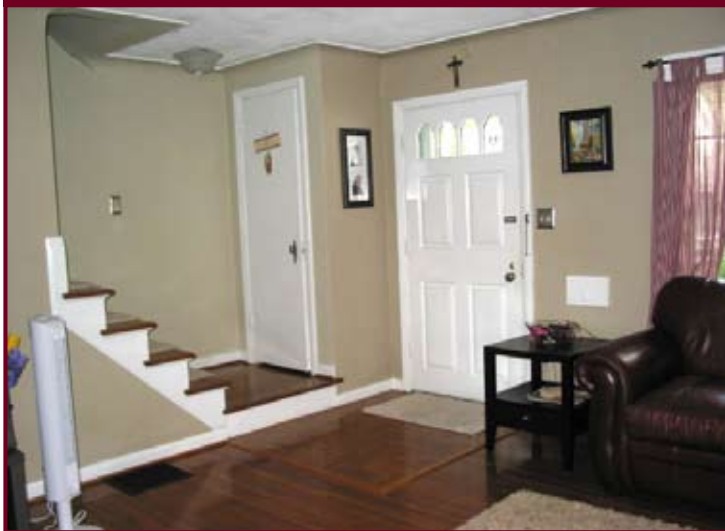
*Loads of improvements. Great finished (waterproofed) basement with bar plus new full bath added 2008. All new replacement windows (2004). Hardwood in living room and dining room. Fenced lot with new two tier deck (2008). All appliances remain. New concrete front porch/steps/walkway (2008). Quiet neighborhood - walk to schools and park. Nothing to do but move-in.*

## PROPERTY FEATURES

<i>Master Bedroom</i>	20 × 12	<b>3 BEDROOMS, 2 FULL BATHS</b>
<i>Bedroom #2</i>	15 × 12	<b>SQUARE FOOTAGE: 1042</b>
<i>Bedroom #3</i>	9 × 8	<b>LOT SIZE: 45 × 125</b>
<i>Kitchen</i>	13 × 12	<b>YEAR BUILT: 1938</b>
<i>Living Room</i>	20 × 11	<b>TAXES (½ year): \$936</b>
<i>Dining Room</i>	12 × 11	<b>SCHOOLS</b>
<i>Fin Bsmt</i>	25 × 21	Harvard Elementary/Middle Bowsher High School



### FOYER ENTRY



- Parquet floor

### LIVING ROOM



- Hardwood floor
- Cove ceiling

## LIVING ROOM



- Woodburning fireplace with tile surround and decorative wood mantle and surround



## DINING ROOM



- Hardwood floor
- Cove ceiling

## KITCHEN



- Comes equipped with all appliances including range/oven, microwave, refrigerator, dishwasher and new disposal



## BEDROOM # 2



- Ceiling fan
- Newer carpeting



## MASTER BED -



- Ceiling fan

## BEDROOM # 3



## MAIN BATH



- Tile floor
- Tile surround
- Shower/tub combo with tile surround

# FINISHED BSMT



- Full bath - new 2008
- Bar
- Professionally waterproofed
- New electrical - 2003
- Glass block windows

# FENCED LOT



- Two tier deck - new 2008
- Shed



## A D D I T I O N A L F E A T U R E S

- **LAUNDRY:** washer & dryer included
- Gas forced air furnace, central air
- **GARAGE:** one car attached with automatic door opener

## M A P A N D D I R E C T I O N S



Anthony Wayne Trail to south on Sherwood, right on Glynn

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