

# Welcome to 2475 Fenwick Road University Heights

**\$175,000**

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## Picture Perfect All Brick Colonial

- Maintenance free 1945 brick colonial with slate roof
- 3 bedrooms, 1.5 baths
- Many updates and character details throughout (9 ft. covered ceilings, built-ins)
- Hardwood floors on 1<sup>st</sup> and 2<sup>nd</sup> floors
- Central air, New furnace '04
- Chimney rebuilt '09
- New roof on addition '00 and garage '03
- First floor living room, family room, eat-in kitchen, formal dining room, and ½ bath
- Upstairs hosts 3 nice sized bedrooms and 1 bath
- Basement features knotty pine paneling, fireplace, wet bar, and built in cabinets
- Fully fenced yard with concrete patio area, and built in gas grill
- Detached 2 car garage with electric openers
- 10 minutes to Case, Cleveland Clinic



Huge living room with hardwood floors, natural fireplace with gas hook up, floor to ceiling bay window, 9ft covered ceiling With plaster moldings, and built ins. Professionally painted in 2007



One of the largest family rooms in the area, Features custom built shelving unit, patio door access to fully fenced yard, ceiling fan, and track lighting.

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**Formal Dining Room with hardwood floors, coved ceiling with plaster molding, chair rail, and built in china cabinet**



**Sunny kitchen with many updates. Newer countertop, vinyl floor, & fridge. Stainless steel dishwasher new in '05. Breakfast nook with coved ceiling and built-in shelf**



**Large master bedroom has hardwood floors, double closets, & remote controlled ceiling fan**



**Guest Bedroom features hardwood floors, remote controlled ceiling fan**



**Sunny 3<sup>rd</sup> bedroom features newer carpet**