

x0024180000 4br (30002 USD)



Location **Louisiana**
<https://www.genclassifieds.com/x-513204-z>




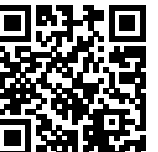








Will Delet AD ,when Sold:-THIS IS A GOOD SINGLE FAMILY RESIDENTIAL PROPERTY," AS IS", (FURNITURE NOT INCLUDED), AN INVESTMENT RENTAL PROPERTY FOR A BIG INVESTOR WHO WANTS TO KEEP IT RENTED FOR A SOLID INCOME OF \$1400 PER MONTH, RENTED SINCE LAST 6 YEARS TO SENIOR CITIZENS(@1400.00per month) Total \$16800.00 PER year solid income ...US HOME MODEL808-ALL BRICK CONSTRUCTION,BUILT ON PILLIONS,5/8 INCH PLYWOOD NEW ROOF,A NEW WATER HEATER INSTALLED ON JANUARY,2013,OVERSIZED ATTIC, Double car oversized garage(Extra shelving) with brand NEW Automatic,Garage door,BRAND NEW, 13 SEERS RUUD(R-22) CENTRAL A/C & HEAT UNIT, CONVERTABLE THREE BEDROOMS WITH FORMAL DINING ROOM AND LARGE LIVING/DEN OR FOUR BEDROOMS WITHOUT FORMAL DINING ROOM .NOTE: THAT FORMAL DINING ROOM HAS BEEN CONVERTED TO BE USED AS EITHER A BEDROOM OR FORMAL DINING ROOM.A HOME IMPROVEMENT PROJECT WAS IMPLEMENTED TO INCLUDE THE INSTALLATION OF FRENCH DOORS AND A SLIDING MIRROR CLOSET FOR THE CONVERTABLE ROOM.THE OTHER THREE BEDROOMS ALL HAVE WALK-IN CLOSETS. TWO FULL BATHS.ADDED HEATER/VENT TO BOTH BATHROOMS. THE LIVING/DEN AREA HAS A CATHEDRAL CEILING,FIREPLACE,NEW CARPET AND MEASURES APROXIMATELY 400 SQ.FT. THE KITCHEN INCLUDES A PROGRAMABLE MICROWAVE MOUNTED ABOVE RANGE AREA,AND THERE IS A DISHWASHER,LARGE ADDITIONAL PANTRY,A WHITE SINK AND GARBAGE DISPOSAL,AND ADDITIONAL LIGHTING,WOOD FLOORS HAS BEEN ADDED. STAINED CHAIR RAILING AND FLOOR MOULDING HAS BEEN ADDED TO FOYAR AND LIVING/DEN AREA. RELATIVELY NEW ROOF INSTALLED IN YEAR 2006. SHELVING IN OVERSIZED GARAGE. FIVE

CEILING FANS: INSTALLED IN MASTER BR FRONT BR LIVING/DEN, FORMAL DINING ROOM AND CATHEDRAL CEILING INSTALLED IN THROU WAY AND DRY ROOM. ADDITIONALLY BREAKER BOX, LARGER TUB, IN FRAME COVERED IN STAINLESS STEEL CENTRAL AIRING SECURITY DOOR BURG ALARM SYSTEM. ALL BLINDS, WINDOWS AND SLIDING GLASS DOORS RECENTLY NEW 6 FEET TALL TREATED WOOD FENCE WAS INSTALLED WITH TWO TREATED WOOD- FILLED

SOLID WHITE VINYL GATES IN YEAR 2006. NOTE THAT FURNITURES, ADDITIONAL ITEMS IN THE PICTURES ARE ONLY FOR DISPLAY (NOT INLUD IN SALE PRICE). ASKING PRICE \$180000.00 FIRM OR YOU MAY PRESENT YOUR OFFER IN WRITING ONLY, SERIOUS INQUIRES CONTACT PHONE:

.....(NOTE:-ATTENTION ALL REALESTATE AGENTS:---If anyone of you bring an investor-

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buyer to do this sale-closing of the above property ,we will pay you COMMISSION @ 5% of \$180,000...:)