

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 THROUGHOUT ALL WAYS IN MAJORITY ROOM. ADDITIONALLY BREAKFAST ROOM LARGE WINDOW FRAME COVERED IN SHUTTERS RATIO 4:1 CENTRAL HEAT & SECURITY FOR BURG ALARM SYS. 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 FURNITURE & ADDITIONAL ITEMS IN THE PICTURES ARE ONLY FOR DISPLAY (NOT INCLD 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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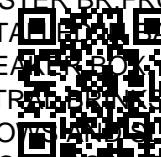

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buyer to do this sale-closing of the above property ,we will pay you COMMISSION @ 5% of \$180,000...:)