



**ALISON GRAHAM**  
Realtor

**Heritage Realtors**

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<b>ADDRESS:</b>	<b>BEDROOMS:</b>	<b>BATHS:</b>	<b>SQ FOOTAGE:</b>	<b>PRICE:</b>
632 E 6th Street	5	4	2,520	\$299,000.00
<b>OWNER:</b>	<b>LOT SIZE:</b>	<b>BASEMENT:</b>	<b>GARAGE:</b>	
Ulrich	78 x 196	1260	Det . Double w/workshop	

INFORMATION HEREIN BELIEVED TO BE ACCURATE, BUT NOT WARRANTED

					Floor Cover	Level
<b>STYLE</b>	Colonial	<b>SOFTENER</b>	X	<b>LIVING ROOM</b>	C	1
<b>POSSESSION</b>	As Agreed	<b>PURIFIER</b>	X	<b>DINING ROOM</b>	W	1
<b>YEAR BUILT</b>	1920	<b>DISPOSAL</b>	X	<b>KITCHEN</b>	T	1
<b>TYPE OF HEAT</b>	Forced Air Gas	<b>DISHWASHER</b>	X	<b>FAMILY ROOM</b>	C	B
<b>TYPE OF COOL</b>	Central	<b>REFRIGERATOR</b>	Yes (2)	<b>LAUNDRY ROOM</b>	T	2
<b>EXTERIOR</b>	Vinyl	<b>RANGE</b>	X	<b>BATHROOM (FULL)</b>	T	2
<b>ROOF</b>	Asphalt	<b>MICROWAVE</b>	Yes (2)	<b>BATHROOM (FULL)</b>	T	B
<b>WATER HEATER</b>	X	<b>FIREPLACE</b>	X	<b>BATHROOM (1/2)</b>	T	1
<b>SMOKE/CO2 DET</b>	X	<b>WOODSTOVE</b>		<b>MSTR BATH (3/4)</b>	T	2
<b>SCHOOLS</b>	York	<b>CEILING FANS</b>	X	<b>MSTR BEDROOM</b>	C	2
<b>WATER SOURCE</b>	City	<b>WASHER/DRYER</b>	X	<b>BEDROOM</b>	C	2
<b>SEWER SOURCE</b>	City	<b>UNGRND SPRNKLR</b>		<b>BEDROOM</b>	C	2
<b>TAXES</b>	\$3,690.06			<b>BEDROOM</b>	C	2
<b>GAS BILL</b>	\$94.00			<b>BEDROOM</b>	C	B
<b>ELECTRIC BILL</b>	\$169.00	<b>ZONED</b>				

SHOWING INSTRUCTIONS: To see call Heritage Realtors @ 362-4427

AGENT: Alison Graham PHONE 402-366-8469

LockBox	Yes
Code	0.024

LEGAL:

W 1/2 Lot 3 & all of Lot 4 College Campus City of York

REMARKS:

Gorgeous 2 story Colonial Home with original woodwork, charm and character throughout. Beautifully updated and maintained, you will fall in love with this magnificent home. On cool evenings, enjoy the newly painted front porch. As you enter the home you are welcomed by a large foyer area, original pocket doors between foyer and dining room. Large living room with fireplace. Fresh paint throughout 1st floor of the home. Spacious Dining room has original wood floors. Kitchen has all new appliances, beautiful countertops and cabinets that have doors and drawers that are self closing. Laundry Room that includes the washer and dryer is on the 2nd floor that is in close proximity to the 4 bedrooms. This home has stairs to an attic for plenty of storage area. Master bedroom includes 3/4 bathroom with standard closet and a walk in closet. 3 more bedrooms on 2nd floor with all original woodwork. Basement has a full bathroom, small kitchen area includes a microwave, refrigerator and sink. Very spacious 1620 sq foot and perfect for a "man cave." Walk out to the deck from the kitchen where you can easily entertain family and friends. Alley access to detached Double garage with workshop. Shed in back also. New Gutters and downspouts replaced on house and garage in 2018. Juliet Porch repainted in 2018.