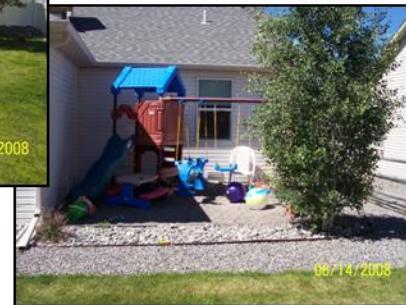


Virtual  
Tour



**\$235,000.00**



**MLS# 633217      Address: 2229 American Way Mon-**

**Home Information**

Style: Ranch-Split Floor Plan  
Bedrooms: 3  
Bathrooms: 2  
Basement: None  
**Square Feet: 1891**  
Yr Built/Rem: 2004

**Room Measurements (Approx)**

LR: 16 x 12      BR: 12 x 10  
DR: 14.6 x 13.6      BR: 11 x 10  
Fam Rm: 21 x 13.8  
Kit: 14 x 13      Utility: 12 x 8.6  
MBR: 16 x 14      Garage: 2 Car Attached

**Property Information**

Area: City  
Lot Size: .18  
Zoned: Residential  
Taxes: \$1084  
Earnest Money: \$3,000

**Features**

Patio: Yes  
Fireplace: None  
Cooler: Evaporative

Heat: Radiant In-floor  
Construction: Frame/Vinyl & Brick  
Roof: Asphalt Shingle

Water Co: City  
Sewer: City  
Hoa/Irr. Water: \$75.00 HOA

**Remarks:** Bright, Open and Spacious-Immaculate 1891 Sq. Ft. home with Family Room. 3 Bed/ 2 Bath, tiled countertops, hardwood flooring, radiant in-floor heat, professionally landscaped by Master Gardener-garden setting. Includes Little Tikes Play-yard. Bigger than it looks—You must come inside!

**Inclusions:** Electric Oven/Range, Microwave, Dishwasher, Ceiling Fans, Little Tike play equipment, Outbuilding

**Exclusions:** Washer/Dryer, Refrigerators, Window A/C Units, Water fountain, Gossip & Country Benches, Patio Furniture & Garden Storage Units

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**Prudential**

**Kienholz Group  
Real Estate**



# 2229 American Way – 1891 Sq Ft!

## \$235,000

**Description:** Bright, open, spacious 1891 square foot home in the friendly American Village Subdivision, southeast of downtown Montrose.

**Features:** A 28 x 6.5 covered porch invites you in to this surprisingly large ranch, split-floor plan, with 3 bedrooms, 2 bathrooms, living room, dining room, kitchen, laundry room, family room, and attached finished 2-car garage.

As you enter the home you will find a lovely 16.5 x 12 Living Room or sitting area with a standard size coat closet. To the east side of the home you'll find the 16 x 14 Master Bath and Bedroom with 2 closets: a 6 x 4 walk-in closet, and an oversized slider-door closet, with two windows that look into the back yard. To the west side of the home you will find 2 bedrooms, 1 bath and a linen closet. Each bedroom has two windows: one bedroom faces the front yard and the other faces the back yard. The center of the home boasts the heart of the home: a family friendly Kitchen in the center with a "just the right size" pantry, beautiful wood cabinets, tiled countertops and peninsula with breakfast bar seating. The awesome 22 x 14 Family Room to the north of the kitchen, is complete with cable TV, and internet/telephone hook-up. It also has 2 large picture windows looking out to the manicured lawn and 8 x 8 Raised Garden/Planter, and an exit door to the back patio and yard. The hardwood flooring in the Dining Room/Area is within easy access to both the Kitchen and Family Room.

Both the front yard and backyard have an automated sprinkler system and both yards were fully landscaped and designed by a Master Gardener for optimal privacy, and family functionality. The rear yard is fenced with a combination of white vinyl and wood privacy and split rail fencing, and features Malibu lighting.

Throughout the house are vinyl dual-pane windows, Delta faucets and porcelain tubs, hardwood, vinyl and carpet flooring, and decorative arched doorways. The home is wonderfully heated with radiant in-floor heat and the cooler source is evaporative air. Just off the oversized laundry room you can access the attached, finished 2-car garage with sealed floor and one ventilating window.

Included are: electric oven/range, dishwasher, microwave, 5 Hampton ceiling fans, Little Tike play-yard, concrete water fountain feature, and 10 x 10 finished outbuilding.

**It's larger than you think - Come inside and take a look!**