**23 Lorne Avenue: Luxury Details**

**Exterior:**

* Brick & Vinyl Exterior
* Two Single Private Asphalt Driveways
* Covered Front Porch
* Back Deck
* Gas Line in Backyard
* Shed (2023)
* Weatherproofing (2025)

**Interior:**

**Main Floor:**

**Living Room:**

* Electric Fireplace

**Dining Room:**

* Sliding Door Access to Backyard

**Kitchen:**

* White Cabinetry
* White Subway Tile Backsplash
* Stainless Steel Appliances:
	+ Fridge
	+ GE Gas Stove
	+ Dishwasher (2025)
* Walk Out to Back Deck

**Primary Bedroom:**

**2nd Bedroom:**

**4 Pc Main Bath:**

* Updated (2023)
* Freestanding Vanity
* Undermount Sink
* Shower/Tub Combo

**Lower Level:**

**Rec Room:**

* Pot Lights
* Open Shelving

**3rd Bedroom:**

* Walk-In Closet

**4th Bedroom:**

* Walk-In Closet
* Storage Room

**3 Pc Bath:**

**Laundry/Utility Room:**

* Washer + Dryer (2023)
* Laundry Sink (2023)

**Other:**

**Lot Size:** 50.00 FT x 125.00 FT

**Taxes:** $4,475 (2024)

**Inclusions:** All Appliances (Fridge, Stove, Dishwasher), Washer + Dryer, All ELF’s, All Window Coverings (except curtains), All Bathroom Mirrors, Alarm System, Storage Shed

**Exclusions:** Movable Kitchen Garbage Cabinet (next to stove), Water Filtration System, Water Softener System

**Rental Items:** Hot Water Tank ($23/month)

**Furnace:** 2024

**A/C:** 2024

**Hot Water Tank:** 2012

**Alarm System:** Does not need to be assumed