

# 452 Bell Avenue, Westbrook



**Kitchen**



**Living Room**



**Bedroom 1**

**Listing Price:** \$74,900      **MLS #:** 6365989  
**Finished Footage Above Grade:** 1,749  
**Taxes with Assessments:** \$2,170  
**Assessments:** \$50 (incl)  
**Lot Square Footage:** 14,270 Sf  
**Siding:** Vinyl  
**Roof:** Asphalt(Unknown 20+)  
**Condition:** Good  
**Basement:** Partial, Unfinished  
**Garage:** 2-Car Detached  
**Air Conditioning:** Wall, Window  
**Heating/Cooling:** Natural Gas Boiler, Electric Baseboard  
**Fireplace:** None  
**Laundry Area:** Main Floor  
**Electrical:** Breakers(200 Amps)

<u>Main Level</u>			
<b>Living Room</b>	<b>23.5' x 13.5'</b>	<b>Dining</b>	<b>13' x 11'</b>
<b>Bedroom 1</b>	<b>13.5' x 11'</b>	<b>Bath</b>	<b>11' x 6'</b>
<b>Kitchen</b>	<b>11.5' x 11'</b>	<b>Porch</b>	<b>21' x 6'</b>
<b>Laundry</b>	<b>11.5' x 11'</b>		
<u>Upper Level</u>			
<b>Bedroom 2</b>	<b>12.5' x 10'</b>	<b>Bedroom 3</b>	<b>11.5' x 11'</b>
<b>Bedroom 3</b>	<b>11' x 9'</b>	<b>Bonus Room</b>	<b>10.5' x 9'</b>

**Additional Information:** Some window sashes have been recently replaced. New siding on the east side of the garage.

**Inclusions:** Range, fridge, washer, and dryer are negotiable.



## KNAKMUHS REAL ESTATE

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Information deemed reliable but not guaranteed