

# VICTORIAN TREASURE

This charming two-bedroom home in downtown Carbondale has been well-maintained and thoughtfully updated. Complete with a pretty backyard, lovely landscaping and located half a block from restaurants and shops. **\$655,000**

**PRICE:** \$655,000

**LOCATION:** "Old Town", Carbondale

**HIGHLIGHTS:** Victorian in "Old Town", remodeled, hardwood floors, updated fixtures and close to everything!



"PERFECT COMBINATION OF OLD SCHOOL  
CHARM AND CONTEMPORARY  
SOPHISTICATION." - Sarah

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385 Redstone Boulevard, Redstone



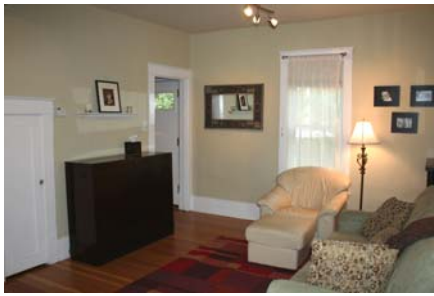
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### DETAILS:

STREET ADDRESS: 104 Garfield Avenue  
 LEGAL DESCRIPTION: Lots: 1 & 2 and the E 5' of Block 3, Town of Carbondale  
 CITY: Carbondale  
 COUNTY: Garfield  
 SQUARE FOOTAGE:  
 Residence: 1,120 square feet (Per Assessor)  
 Lot: 6,050 square feet (Per Assessor)  
 BEDROOMS: Two Bedrooms  
 BATHS: One and One-Half Bathrooms  
 YR BUILT/REMODELED: 1919/1994  
 UTILITY SERVICES:  
 Water: Town of Carbondale  
 Sewer: Town of Carbondale  
 Electric: Holy Cross  
 Gas: Natural gas  
 FIREPLACE: Gas Stove  
 LAUNDRY: Area  
 HEAT: Gas Forced Air  
 PARKING: Two-car Garage / Two Spaces  
 PROPERTY TAXES: \$2,646.24/yr (2008)  
 PRICE: \$655,000  
 TERMS: Cash or New Loan  
 POSSESSION: Date of Delivery of Deed  
 MLS #: 112309

### INTERIOR FEATURES:

- Two porches/decks
- Hardwood floors
- Comfortable living spaces with lots of light
- Updated kitchen with nice cabinets, new sink, breakfast nook and French doors to the deck outside

### EXTERIOR FEATURES:

- Fruit trees
- Fenced yard
- Perennials
- Garden boxes

### INCLUSIONS:

- Washer/Dryer
- Window coverings

### DIRECTIONS:

Main St., Carbondale, upvalley to 2<sup>nd</sup> Ave., take a right, then your 1<sup>st</sup> left onto Garfield, 5<sup>th</sup> house on the right.

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\* While the information contained herein is deemed reliable, it cannot be guaranteed: Subject to errors, omissions, prior sale, changes or withdrawal without notice.



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