

## Charming 1920's Colonial



\$ 289,900



324 Wardman Road, Kenmore, NY 14217

- » Beds: 4 | Baths: 1 Full, 1 Half
- » Single Family | 1,600 ft<sup>2</sup>
- » New roof, recently painted wood and shingle exterior, open porch, fenced yard, custom deck and beautiful landscaping.
- » Traditional and comfortable floor plan. Big living room opens to dining room. Flawless plaster walls, ceilings, classic moldings and woodwork.
- » Beautiful fireplace, bookcases, staircase and restored, inlaid oak hardwood floors.



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Exceptional, residential location. Classic American Four Square Colonial, wood and shingle exterior, newer roof, open porch and a substantial fenced yard and a deck.

Traditional floor plan, bright living spaces and comfortable. Formal dining room, great sized kitchen abundant with cabinets and counters, stainless steel appliances.

Classic 1920's moldings and woodwork, a fireplace flanked by bookcases. A charming staircase and beautifully restored, inlaid oak floors.

Four bedrooms, three on second floor, one with a walk in closet on 3rd floor. New bathroom with classy tile and new fixtures.

