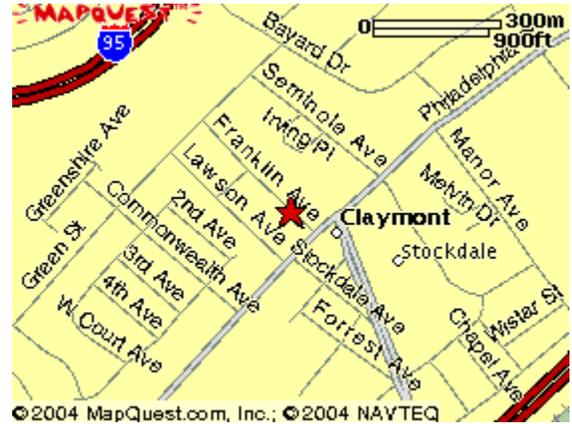




9 FRANKLIN AVE, Claymont, DE 19703

RES [ACT]

\$172,900



MLS#: 4451485 Sub/Nei: CLAYMONT TERRACE Type : Single/Detach BR/Bth: 3/1.1  
 Area: BRANDYWINE SchDist: BRANDYWINE NEW CASTL Design: 2-Story ApxAge: 74 NC : N  
 Cnty: NEW CASTLE COUNTY TxID: 0608400505 Style : Colonial Floor#: C/A: Y

Directions

Philadelphia Pike to Franklin Ave - House is on the Left.  
 Map: N004J12 CrsSt: PhiladelphiaPK

Room Dimensions		Room & Bath Count	
LR/GR : 17x12 M	Main BR: 15x11 U	Total Rooms: 6	Bedr: 3
Din Rm: 14x14 M	2nd BR: 15x 9 U	Total FBth: 1	PBth: 1
Kitchn: 14x 9 M	3rd BR: 11x10 U	Upper FBth: 1	PBth:
Fam Rm: x	4th BR: x	Main FBth:	PBth: 1
Excls : Refrigerator, Washer/Dryer (Negot.)		Lower FBth:	PBth:
Incls : Ceiling Fans, Chandelier, Mini Blinds, Pool/Equip & Shed (All As-Is)		Garage: N	Bsmt: Y

Schools	Lot Info	Taxes Fees & Ownership	
PubHigh:	AprxAcr: 0.13	RE Taxes: 748	Condo Asn: N
PubMidl:	AprxLSF: 5663	Tax Year: 2003	HmOwn Asn: Y
PubElem:	Zoning : RES	Assessmt: 42300	Assn Fee : 12
PubEle2:	LotDim : 145.3 X40		Fee Freq : A

Remarks

Wonderful & inviting home in a popular North Wilmington neighborhood. This home features an open floor plan with many updates including: a new eat-in oak kitchen with H/W floors (1999), new 1/2 bathroom on the first floor (2000), new vinyl windows, new gas furnace & central air (1999), H/W floors under carpet on 1st floor, newer dimensional shingle roof (1993), upgraded electric to circuit breakers, new master bedroom with 2 closets and a walk-up attic. Large front porch, and a backyard with an above ground pool and shed. This home really shows well and is in true move in condition with all of the expensive upgrades complete! Just move right in and enjoy!

Features

**Heat/Cooling/Utilities:** GasHeat, HotAirHeat, CentralAir, ElecHotWater, PublicWater, PublicSewer, 100-150AmpElec, BsmtLaundry  
**Garages/Parking:** 3+CarParking  
**Interior:** CeilingFan(s), CableTVWired, Liv/GreatRmEnt, WalkUpAttic, FinishedWood, WtoWCarpent Kit: EatInKitchen, ElecCooking Bsmnt: PartialBsmnt, UnfinishBsmnt  
**Exterior:** StoneFound, PitchedRoof, ShingleRoof, Alu/SteelExt, BrickExt, Porch, Sidewalks, StreetLights, LevelLot, FrontYard, RearYard, AboveGrndPool, Shed(s)  
**Other:** FeeSimple, 30-90Days **Fin/Condition:** ConvenFin, FHA, VA, Average+ **Showing:** CallToShow, ElectLockBox



For More Information Contact:

Vince Grillo

Direct: 302-429-4534 Fax: 302-429-4579  
 Cell: 302-463-5859 Office: 302-656-3141  
 e-mail: Vince@GrilloHomes.com WebSite: www.GrilloHomes.com

ML#: 4451485

9 FRANKLIN AVE , Claymont

Price: \$172,900



Large Open Living Room



Large Dining Room



New Eat-In Oak Kitchen



New Master Bedroom - 2 Closets & Walk-Up Attic



**For More Information Contact:**

***Vince Grillo***

Direct: **302-429-4534**

Cell: **302-463-5859**

e-mail: ***Vince@GrilloHomes.com***

Fax: **302-429-4579**

Office: **302-656-3141**

WebSite: ***www.GrilloHomes.com***

Information set forth is deemed reliable, but there is no guarantee as to its accuracy and no warranties are made.

*Printed on 11/17/2004*