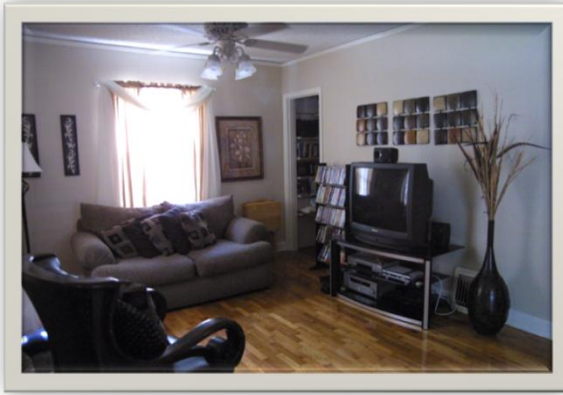


Home is where the heart is .....



## Reasons to make this your home:

- New Heater
- New Air Conditioning Unit
- New Hot Water Furnace
- Vinyl Siding
- Front and Back Storm Doors
- Energy efficient thermostat
- New insulation installed entire upstairs area, attic and garage
- Cable connections upstairs and main level

### Garage:

- Garage wall boarded
- Electric Garage Door Opener
- Extra Refrigerator
- Work bench

### Kitchen: (remodeled in 2008)

- All appliances stay
  - Stove and Oven
  - Dishwasher
  - Garbage Disposal
  - Built in Microwave
  - Refrigerator
- Kitchen has new wood laminate floor
- New ceramic tile countertops
- Under Cabinet lights
- 36" Bright Fluorescent Lighting
- Butler Pantry included

### Living Room:

- Designer Remote Control Fan & dimmer
- Wired for ATT Universe connection
- Cable ready
- Includes window treatments and rods
- Newly refinished original solid Oak floors
- Newly painted
- Wood burning fireplace

### Dining Room:

- Designer Chandelier
- Newly painted
- Window treatments and rods
- Newly refinished original Oak floors

## And there is more...

### Patio:

- New Large outdoor Screened-in Patio
- Two ceiling fans
- Outdoor carpeting
- Private entry to Patio from Bedroom
- Two levels appropriate for hot tub installation

### Back Yard:

- Children's Play Area
- Kid's Wooden Play Gym
- Tool Shed
- Concrete patio area for picnic table and bbq
- Large enough to play badminton, tennis or horseshoes—makes for fun family gatherings

### Basement:

- Washer and Dryer stay
- Plenty of storage area
- Dehumidifier

### Two Main Level Bedrooms:

- One bedroom has refurbished original oak floor
- Each bedrooms has ceiling fans with lights
- Second bedroom has a private exit door to screen in patio

### Main Level Bath:

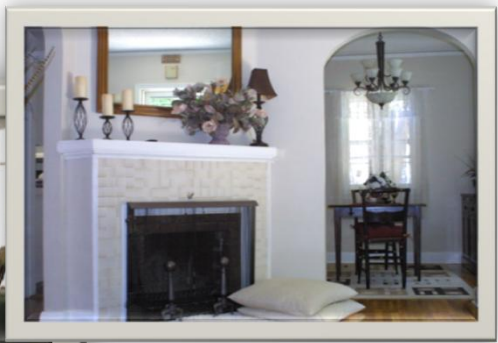
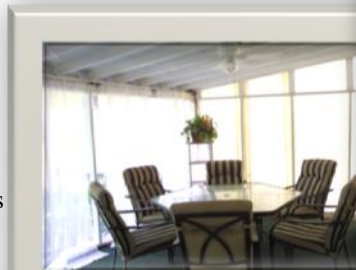
- Fully remodeled in 2009
- New shower stall
- New ceramic tile floor

### Master Suite (Second Level)

- Master bedroom has new curtains and designer rods
- Has Supplemental air conditioner
- Remodeled Half-Bath with new ceramic floor tile
- New White Linen cabinet shelves above toilet
- Includes a reading room/office with built-in book shelves with accent lights & entertainment center
- New wood laminate floor
- Walk in closet

### And the reasons we love it even more.....

- Wonderful and Helpful Neighbors
- Beautiful Mature Trees line Collins Drive
- Safe Streets & Kid Friendly
- Beautiful Evening Walks to Washburn Campus
- Traffic free street
- Close to Parks & Shopping
- Close to a variety of churches
- Close to private and public schools!



1837 SW Collins, Topeka, Kansas.....A Great Place to Call Home