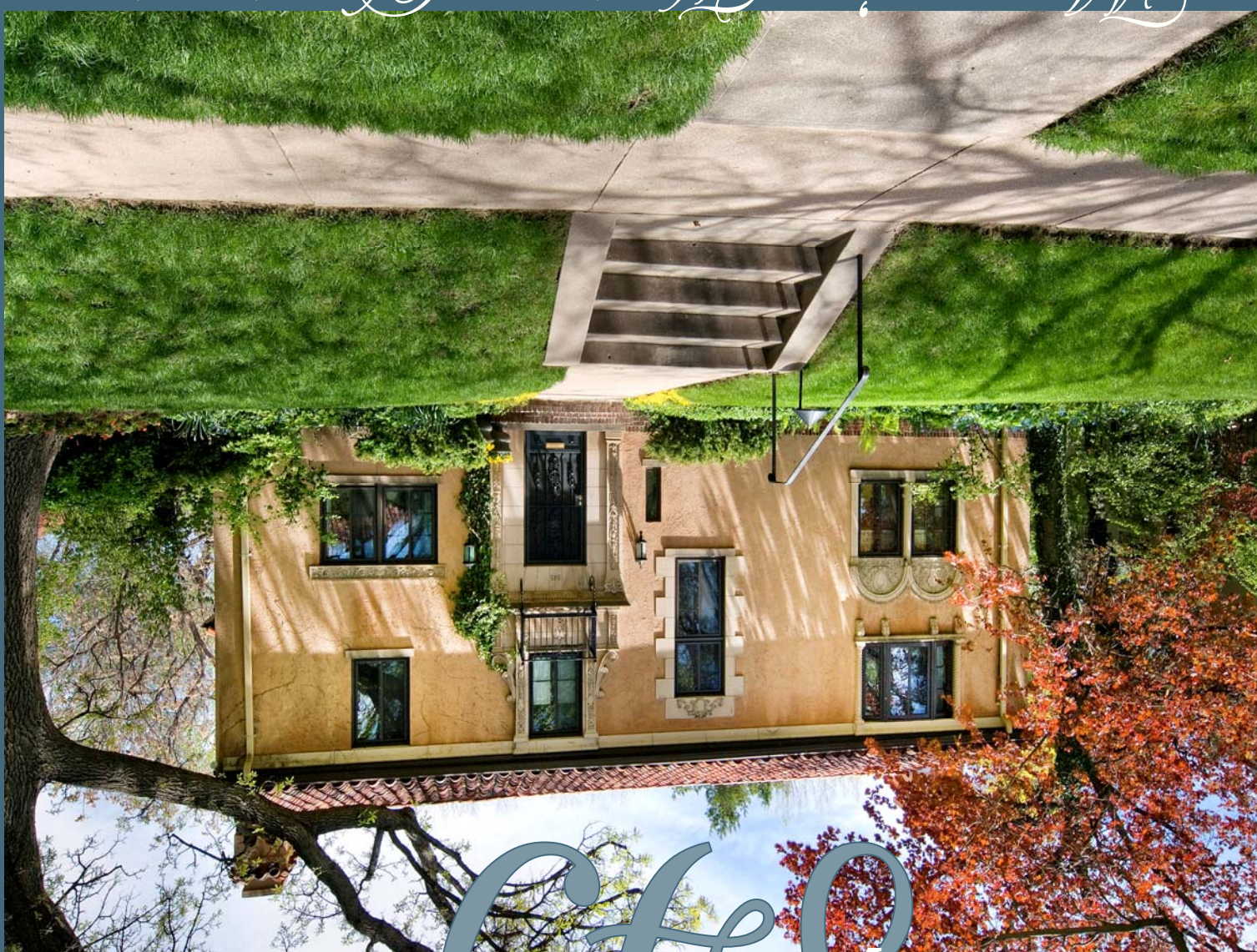


Morgan's Historic District



Gaylord Street

Property Overview

Style:	2-story
Construction:	Stucco
Bedrooms:	6 bedrooms
Bathrooms:	5 bathrooms
Fireplaces:	3 (living room, den, family room)
Square Feet:	3,674 (per appraisal)
Basement SqFt:	1,925 (per appraisal)
Finished SqFt:	5,599 (per appraisal)
Lot size:	12,500
Car Storage:	2 car attached garage
Heat/Cooling:	Gas Hot Water Boiler & Central Air
Year:	1921
Remodeled:	2006
Schools:	Bromwell Elementary Morey Middle School East High School
Earnest Money:	\$150,000 (payable to Kentwood City Properties)
Taxes:	\$11,196 (2009)
Legal:	L27 TO 30 INCL BLK 8 MORGANS SUB OF CAPITOL HILL
Title Company:	Land Title Guarantee
Inclusions:	All kitchen appliances including Wolf 6 -burner gas cook top, Wolf convection oven, Sharp convection microwave oven, Bosch dishwasher, SubZero refrigerator, freezer in basement, Maytag washer & dryer, window coverings in living room, master bath, upstairs second bathroom, girls bedroom
Exclusions:	Refrigerator in basement, all other window coverings not included above, rods and hardware, unattached area rugs

Morgan's Historic District

This gracious home, built in 1921, was designed by Lester Varian in the Mediterranean Revival style. It is located in Morgan's Historic District, an exclusive enclave bounded by 8th and 9th Avenues, York and Race. With Cheesman Park to the west and Botanic Gardens to the north, this neighborhood could be called

"The Garden District" of the West!

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Kentwood
CITY PROPERTIES



Formal Rooms

Understated elegance begins with the entry and foyer. The spacious rooms are filled with light. Easy flowing rooms from entry to living room, sun room, and dining room - Perfect for entertaining!



Park-Like Setting



Nestled among beautiful mature trees and gardens, the large backyard boasts a gazebo and brick patio — a perfect setting to entertain or to find some quiet.

Finished Basement



Completely transformed from a dark cellar, the basement is another retreat to relax or gather. The great room is amazingly light and bright, complete with a gas fireplace! Tucked behind French doors is a flex room or 6th bedroom with adjacent closet and three-quarter bath.



Cook's Kitchen

Beautiful all- new William Oh's kitchen includes top-of-the-line appliances – Wolf, Sub Zero, Bosch. Storage abounds with the adjacent butler's pantry.

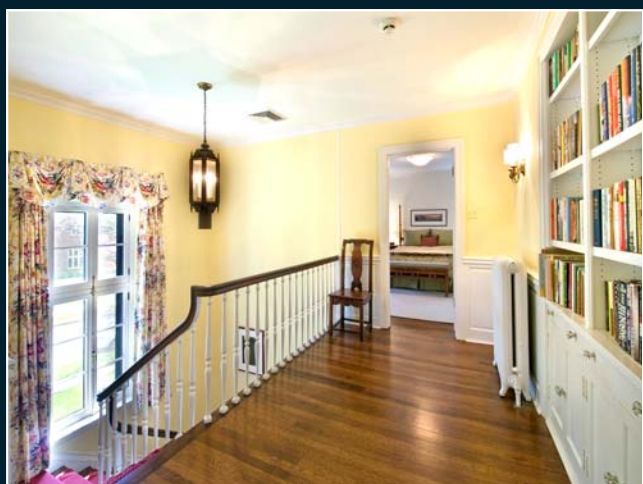
Built-in book shelves and gas fireplace add warmth and comfort in the main floor study.



Cozy Den

Rooms for Sleeping

Original quarter-sawn oak floors continue through the second story. With four additional bedrooms and two baths up, there's room for every need.



Master Retreat



Luxurious master suite is large enough for a sitting area as well as king-sized bed. The updated master bath includes a jetted tub, shower, and walk-in closet. Heated by hot water radiators, the upstairs also has central air for cooling.

