



\$55,000

4413 Nolan Lane,
89107

- 1581 Square Feet
- 4 bedroom, 3 bath
- 6,098 Lot
- Two living quarters
- Extra parking
- Extra storage
- Apn#: 139-31-218-030
- MLS#: 1341824

TWO SEPARATE LIVING SPACES

This one-story home is just east of Decatur and less than one mile from the 1-95 freeway and the Meadows Mall.

The neighborhood is mature but well-maintained.

This property is one of the few homes in the neighborhood with 4 bedrooms and 3 bathrooms. The garage has been converted into a 4th bedroom and boasts a separate entry, it's own laundry closet, $\frac{3}{4}$ bathroom, two closets

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- **The 4th bedroom.** This property is one of the few homes in the neighborhood with 4 bedrooms and 3 bathrooms. The garage has been converted into a 4th bedroom and boasts a laundry closet, $\frac{3}{4}$ bathroom, 2 closets (one walk-in that measures +/- 8'x5') and it's own access to the backyard.
- **Enough space for "two."** With two separate entries, two separate laundry closets, two separate exits to the backyard, two a/c units, extra parking and two separate free-standing sheds in the backyard, the property could be ideal for anyone who is looking for two separate living quarters under one roof!
- **A fixer-upper.** Capital improvements to the property may include landscaping (there is no landscaping in the backyard), new carpet, paint and drywall repairs. Should you decide to submit an offer, you will want to include a "Cost of Repairs breakdown" and acceptable evidence of sufficient funds to close. The Seller's Real Property Disclosure, Statement of Operational Costs, and Cost of Repairs Form can be obtained through the real estate agent that is representing you in this sale.
- **Download and View:**
 - More pictures
 - Virtual Tour
 - Color brochure
 - Seller's Real Property Disclosure
 - Property Operational Costs
 - Cost of Repairs Form

<http://MichaelsRealEstate.com/4413nolan>

Important note: The palm trees in the front yard are not included in the sale.



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