

**Description & ROOM DIMENSIONS**

**Main Floor 2470 sq. ft. includes...**

**NW Bedroom-** NW corner 18' x 19' w/fireplace & carpet floor

**Eat In Country Kitchen-** 12' x 23', w/vinyl floor, oak cabinets, island w/storage & breakfast bar, Westinghouse dishwasher, Kenmore refrigerator & gas stove, Nautilus exhaust fan.

**Office-** 12' x 13'6", carpet floor, (right of front foyer)

**Sunken Family Room** w/ fireplace- 13' x 29' w/gas fireplace & carpet floor

**Living Room-** 13' x 25' w/carpet floor, (left of front foyer)

**Front Foyer-** 8'6" x 9'6" w/closet & open staircase

**2<sup>nd</sup> Floor has 925 sq. ft. includes...**

**SW bedroom** is 10' x 12' w/double closet & bathroom access, carpet floor & access to an 8'6" x 10'6" Four Season room w/wall heater.

**NW Bedroom** is 9'6" x 13'6", carpet floor

**Full bathroom** w/ bath & shower, carpet & vinyl floor, access to hall and SW bedroom

**Half Bath** with plumbing for a shower, carpet & vinyl floor

**NE Bedroom** is 12' x 17' w/double closets & carpet floor

**SE Bedroom-** 12' x 12'6" big closet & carpet floors

**Basement 925 sq. ft. includes...**

**Kitchen-** 12' x 13'6" w/many cupboards, refrigerator, stove & exhaust fan

**Office-** is 8' x 10' 6" at the base of the stairs w/vinyl tile floor

**Family Room-** with walk out to the East side of the home 12' x 24', vinyl tile floor <sup>3</sup>/<sub>4</sub> **bath** w/ shower

***Remaining sq. feet is unfinished***

***Garage*** is an unattached 3 bay, 26'x 36' brick garage w/an overhead Luxmore gas heater, insulated walls, 3 garage door openers!

***Storage shed*** is 12' x 20' barn w/wooden floor & 2-4' hinged doors

***Other Amenities***

*\*LOTS of Storage!*

*\*Replacement Windows throughout!*

*\*Boiler Heat for the initial home with Forced Air furnace added when the garage was converted to the NW bedroom area, Central Air*

*\*Stairway from basement to NW Bedroom has a chair lift.*

*\*Back Yard Patio*

*\*Landscaped fenced yard!*

***Description:*** The exterior of the home at 304 Bruce Avenue, Milan is a beautiful red brick with white trim & shutters that was built by the current owner Marlene & the late Jim Ernat.

*Mr. Ernat was known for his pastries and especially his wedding cakes, making hundreds of them throughout his career. With his wife by his side, he built this home and started making his cakes in the basement kitchen area.*

*As their lives changed and business grew they remodeled the attached garage into their office and pastry workshop. After retiring, the workshop was converted to a main floor bedroom.*

*So, much entertaining happened here and many clients who became friends visited this stately home.*

*There is no doubt that the new buyer will want to bring this home to their style of living, with updates to meet their needs, but without a doubt this is a well built, 2 story home with a lot of square feet and great potential for you to create your own family memories.*

*Don't miss this opportunity! Get prequalified now. Bring in your inspectors, appraisers, etc.*

***Open House: Thursday, October 19<sup>th</sup> from 4- 6:30 P.M.!!***