

# Loyal Heights Cape Cod

2812 NW 74th St: \$453,000



This comfortable home is situated on a quiet residential street in Loyal Heights. It gets southern exposure and sits above street level for privacy and light. The living room has a wood-burning fireplace and oak floors that extend into the bedrooms. The kitchen has been updated and has a dining area. A back door from the kitchen leads to a private and sunny deck overlooking the fenced back yard.

There are two bedrooms on the main floor and a den in the basement with a 2nd fireplace. The garage is ideal for a hobbyist or handyperson. It even has its own three-quarter bath. Most of the windows are energy-efficient dual glaze, and the home is heated with a forced air natural gas furnace.

Bedrooms:	Two on main, den in basement	Total Sq Ft:	1,200*
Bathrooms:	Full on main, three-quarter in bsmt	Year Built:	1942
Lot Sq Ft:	5,000	Taxes:	\$3,160

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\*Square footage information is from tax records. It includes unfinished basement space but does not include the basement garage. It has not been verified by agent or seller. This information is provided as a courtesy only and doesn't create an agency relationship with potential buyers. It is also not a warranty and should be independently investigated by the buyer.