

# Keller Williams Excellence Realty

## Proudly Presents



**\$177,995.**

## 722 Villager Circle

### Boston Courts

[www.722Villager.com](http://www.722Villager.com)

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# First Floor Features

## FOYER

Hardwood Floor  
Coat Closet  
Shelf Divider into Living Room  
Stairs to Second Floor

## LIVING ROOM 16x16

Hardwood Floor  
Three Windows across Front  
Pass through Counter to Kitchen



## REAR DECK & YARD

Wood Deck  
Steps to Yard  
Privacy Fence with Gate



## KITCHEN 16x14

Hardwood Floor  
Ceiling Fan with Lights in eating area  
Recessed Light over sink & desk  
Stainless Sink  
Kenmore Disposal  
Kenmore Dishwasher  
Kenmore Gas Range  
Kenmore Microwave over Stove  
Kenmore Refrigerator  
Built-in Desk with Cabinets  
Sliding Glass Door to Deck

LARGE PANTRY CLOSET  
with Ceramic Tile Floor

HALF BATH  
Ceramic Tile Floor

# Second Floor Features

## MASTER BEDROOM 14x11

Berber Carpet  
Ceiling Fan  
Ceiling Fan with Light and Remote Control  
Two Walk-in Closets



## MASTER BATH

Cabinet Sink  
Full Tub  
New Flooring



## SECOND BEDROOM 10x9

Berber Carpet  
Crown Molding  
Double Closet with Shelves



## THIRD BEDROOM 9x9

Berber Carpet  
Crown Molding  
Single Closet with Shelves



## SECOND FULL BATH

Cabinet Sink  
Tub  
New Flooring



## HALLWAY

Attic Access  
Berber Carpet

# Lower Level Features

## OFFICE 11x10

*Berber Carpet*

*Single Closet (with rough-in for shower)*

## HALF BATH

*New Flooring*

*Cabinet Sink*

*Roughed in for Full Bath*

## CLUBROOM 19x15

*Berber Carpet*

*Gas Fireplace with Switch and Marble Surround*

*Storage Closet*

*Under Stair Storage*

*Door to Utilities*

*Door to Laundry Area*



## LAUNDRY

*Kenmore XL Capacity  
Washer*

*Kenmore XL Capacity Gas  
Dryer*

*Vinyl Floor*



# Exterior Features & Amenities

*Custom Molding Around Front Door*

*Extra Parking Spaces Across from Home*

*Convenient Location to 95, 895 and 695, plus minutes from the City*

*2.9 Miles to Canton*

*All Appliances and Blinds Convey*

*Very Well Maintained*

*Hardwood Floors throughout First Floor*

*\*Seller to find home of choice\**

*All information contained is deemed reliable but not guaranteed by Broker.*