



## Consumer Handout

### Single Family Detached

**109 Gans Avenue**  
**Westover WV 26501**  
**List Price:** \$169,900  
**Status:** Active  
**MLS#:** 10072822  
**Virtual Tour:**

**Subdivision:** Westover  
**Area:** Monongalia /Morgantown Area  
**Sold Price:**  
**Sold Date:**  
**County:** Monongalia

Property Features	
<b>Rooms:</b> 8	<b>Full Bath:</b> 1
<b>Bedrooms:</b> 3	<b>Half Bath:</b> 1
<b>Stories:</b>	<b>Other Bath:</b> 0
<b>Fireplace:</b>	<b>Handicap Modified:</b> No
<b># of Bedroom Above Grade:</b> 3	
<b>Fireplace Description:</b>	
<b>Waterfront:</b> None	
<b>Year Built:</b> 1942	<b>New Construction:</b>
<b>Finished SqFt Above Grade:</b> 1532	
<b>Finished SqFt Below Grade:</b> 0	
<b>Unfinished SqFt Below Grade:</b> 1062	
<b>Lot Dimensions:</b> 46 x 100	
<b>Lot Square Feet:</b> 4600	
<b>Acres:</b> 0.110000	

Room Size/Level/Description			
<b>Living Room:</b>	18x12	1	Wood Floor
<b>Dining Room:</b>	11x11	1	Wood Floor
<b>Family Room:</b>	11x14	2	Ceiling Fan(s), Wall to Wall
<b>Kitchen:</b>	13x8	1	Tile Floor, Balcony/Deck
<b>Den:</b>	11x11	2	Wall to Wall Carpet
<b>Master Bed:</b>	14x16	2	Ceiling Fan(s), Wall to Wall
<b>Bedroom 2:</b>	12x13	1	Tile Floor, Wall to Wall Carpet
<b>Bedroom 3:</b>	12x10	1	Tile Floor, Wall to Wall Carpet
<b>Bedroom 4:</b>			
<b>Bedroom 5:</b>			
<b>Bathroom</b>	5x8	1	Tile Floor
<b>Bathroom</b>	4x8	2	Wall to Wall Carpet

Features			
<b>Lot Description:</b>	Corner, Level	<b>Roof:</b>	Shingles
<b>Fence Description:</b>	None	<b>Water Sewer:</b>	City Sewer, City Water
<b>View Description:</b>	Neighborhood	<b>Interior Features:</b>	Gas Stove Connection
<b>Community Amenities:</b>	Public Transportation	<b>Electric:</b>	Circuit Breakers, 200 Amps
<b>Parking:</b>		<b>Flooring:</b>	Wall To Wall Carpet, Wood, Ceramic Tile
<b>Style:</b>	Cape Cod	<b>Heating:</b>	Forced Air, Gas
<b>Foundation:</b>	Masonry	<b>Cooling:</b>	Central Air, Ceiling Fan, Electric
<b>Construction:</b>	Frame, Brick	<b>Attic:</b>	
<b>Exterior:</b>	Brick	<b>Appliances:</b>	Range, Microwave, Dishwasher, Refrigerator
<b>Exterior Features:</b>	Porch, Patio, Deck, Private Yard	<b>Equipment:</b>	Cable Ready
<b>Basement:</b>	Full, Unfinished, Walk-Out, Interior Access,	<b>Other Rooms:</b>	Family Room, Office/Computer Rm, Formal
	<b>Garage:</b> Detached, 1 Car		

Other Property Information			
<b>School County:</b>	Monongalia 304-291-9210		
<b>Elementary School:</b>	Westwood		
<b>Middle School:</b>	Westwood Middle		
<b>High School:</b>	University High		
<b>Other Schools:</b>	WV University		
<b>Tax Amount:</b> 1023.00	<b>Tax Year:</b> 2009		
<b>Deed Book-Page:</b> 1300 840	<b>Zoning:</b> Single Family		
<b>District:</b> Westover			
<b>Homeowner's Association:</b> No			
<b>Homeowner's Assn Fee:</b>			

**Directions:** Route 19 South across Westover Bridge; (R) East St; (R) Gans Av; House on Right

**Remarks**

Immaculately kept this home is much larger than it looks. Refinished hardwood floors, up to date kitchen, family room, den or study and master bedroom with master bath, create a second floor hide-away. Living room, dining room kitchen, 2 bedrooms and a full bath on the first floor make this home ideal for everyone. The unfinished basement can be finished. The rear yard is also very private.

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