

**MLS #: R45698A (Active) List Price: \$39,900****1315 17th Ct PHENIX CITY, AL 36867**

## Property Features

**APT/SUITE #:****AREA:** Area 3-Residential**SUBDIVISION:** METES & BOUNDS**TOWN:** Phenix City**ZONING:** Res**TYPE & STYLE:** Traditional**BEDROOMS:** 2**FULL BATHS:** 1**HALF BATHS:** 0**APX SQFT:** 768**APX AGE:** 43**APX AGE RANGE:** 41-45**ROOMS:** Living Room**FLOORS:** Carpet, Vinyl**ACREAGE:** Residential Lot**TOPOGRAPHY:** Level, Sloping**LOCATION DESCRIPTION:** Gravel Drive**CONSTRUCTION:** Vinyl Siding**HEATING:** Floor Furnace**COOLING:** Wall Unit(s)**WATER HEATER:** Gas**WATER/SEWER:** Public Water, Sewer Connection**BASEMENT:** Full, Outside Entrance, Workshop**GARAGE/CARPORT:** Single Attached Carport, Single Detached Carport**FOUNDATION:** Basement**FEATURES:** Ceiling Fan, Patio**APPLIANCES:** Self Cleaning Oven, Surface Unit/Oven

**PROPERTY FACTS:** Great 2 bedroom, 1 bath home on ~1/4 acre corner lot with workshop & basement. Home is in town for easy access to doctors, services, shopping and downtown Phenix City AL & Columbus GA.

**GENERAL REMARKS:** Now you can Rent or Own this great 2 bedroom, 1 bath home on ~1/4 acre corner lot. Seller has installed new carpet throughout and updated the kitchen cabinets to make this home move-in ready. Downstairs is a workshop and a basement - both with separate outside access. Large front porch, two carports, & a large backyard with patio area. Ideal as a starter home or for rental property. Easy access to shopping and downtown Phenix City AL & Columbus GA.

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Information Herein Deemed Reliable but Not Guaranteed

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