


# Welcome to

704 Wynnewood Avenue  
Carrcroft



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A photograph of a stone house entrance. The house has a stone facade and a dark door with a glass panel. Above the door, the number '704' is visible. The entrance is reached by a set of concrete steps. There are plants and a small table with a white cloth in the foreground.

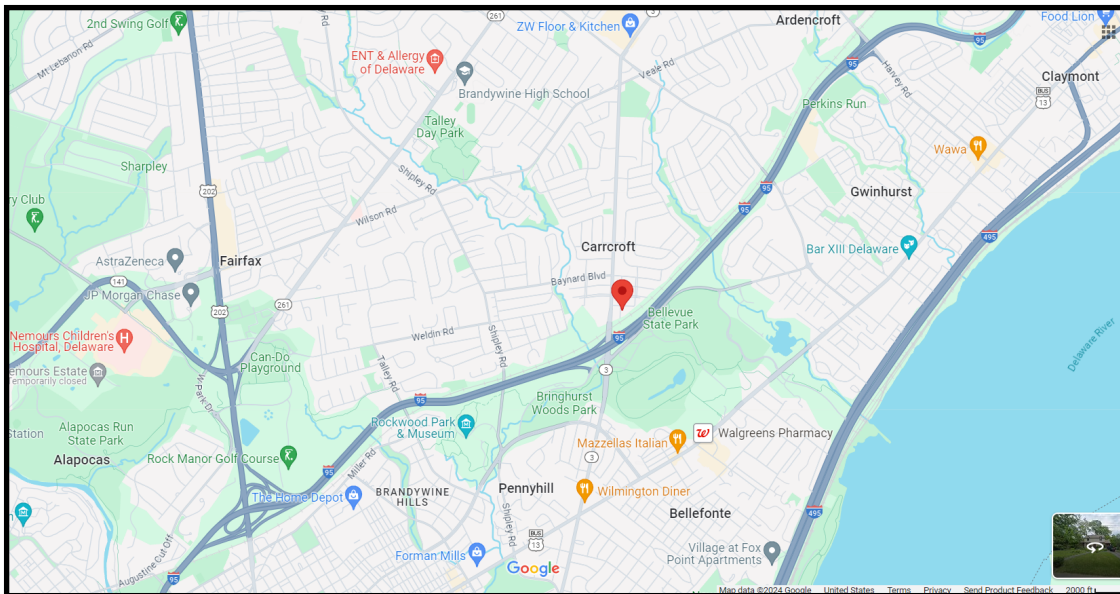
**W**e would like to thank you for taking the time to view this home. Enclosed you will find information regarding this property that will assist you in making your buying decision. We would be more than happy to assist either you or your Realtor if you have further questions.

Warmest Regards,  
Kelly Teeven Ralsten

*"Your Vision Is Our Passion"*

# Welcome

Welcome to 704 Wynnewood Avenue, in the North Wilmington neighborhood of Carrcroft. This charming Colonial home features 3 bedrooms, 3 full and one half bathrooms, Living Room with gas fireplace, Dining Room, Kitchen, Family Room, finished lower level with full bathroom. There is an attached screened Porch and one car Garage.

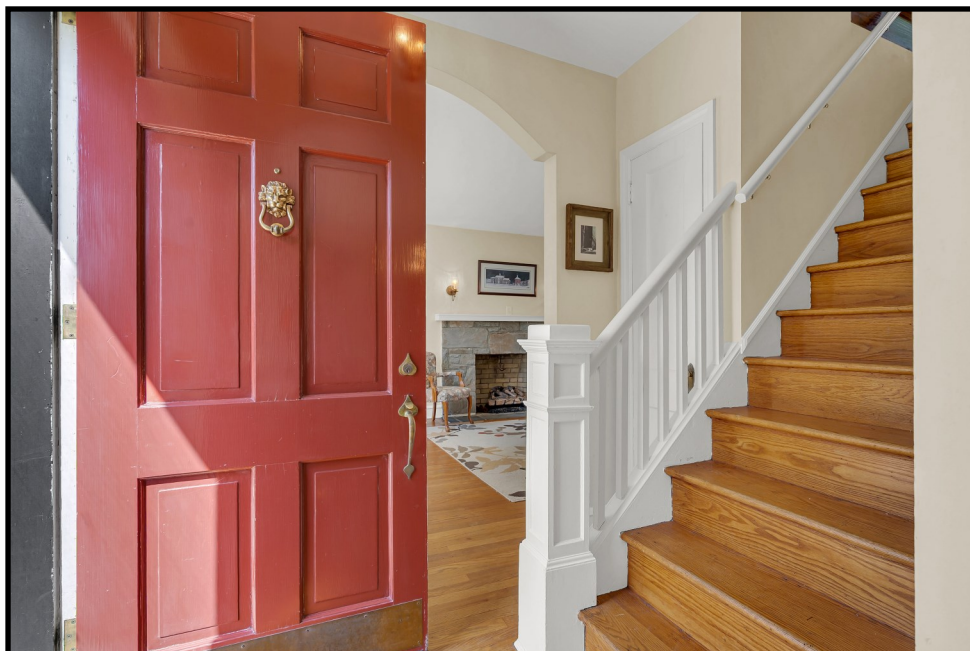


Well located in one of Brandywine Hundred's most desirable neighborhoods, this home is just minutes from shopping, recreation, major highways, and schools. Nearby parks include Bellevue State Park and Brandywine Creek State Park. Easy access to I-95 makes for an easy commute to Wilmington, Philadelphia, both airports, and the Amtrak Station.

# Foyer



A slate pathway leads to the front door with full storm door. Enter the Foyer with hardwood floors. And a coat closet. Arched doorways lead to Living and Dining Rooms.



# Living Room



The Living Room with hardwoods is highlighted with a large bay window and two additional windows. A natural gas Fireplace features slate hearth, fieldstone surround and wood mantle. French door leads to screened Porch.



# Dining Room



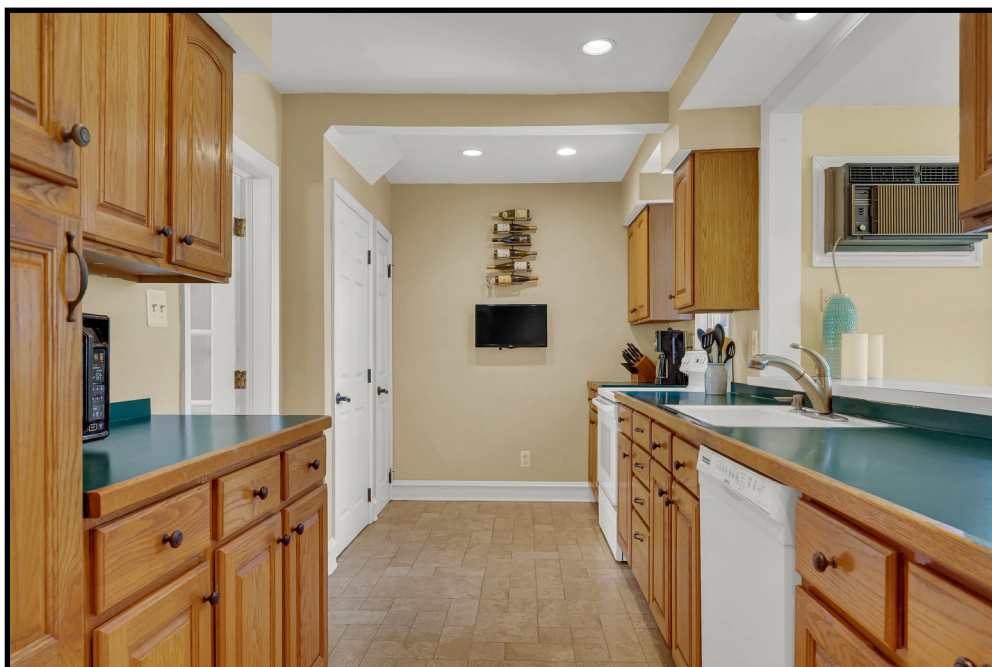
The Dining Room features hardwoods, crown molding, chair rail and wide base trim. There is a large bay window and a classic brass chandelier. French door leads to the Kitchen.



# Kitchen



This galley-style Kitchen is well designed, with plenty of spaces for food preparation and storage. Features include wood cabinetry, laminate counters, oversized enamel Farmhouse sink, deep Pantry closet and recessed lighting.





Appliances include Ceran electric cooktop and oven, Kenmore dishwasher and Amana refrigerator. From Kitchen to Family Room, there is a pass thru window with counter and seating area for three.





# Family Room

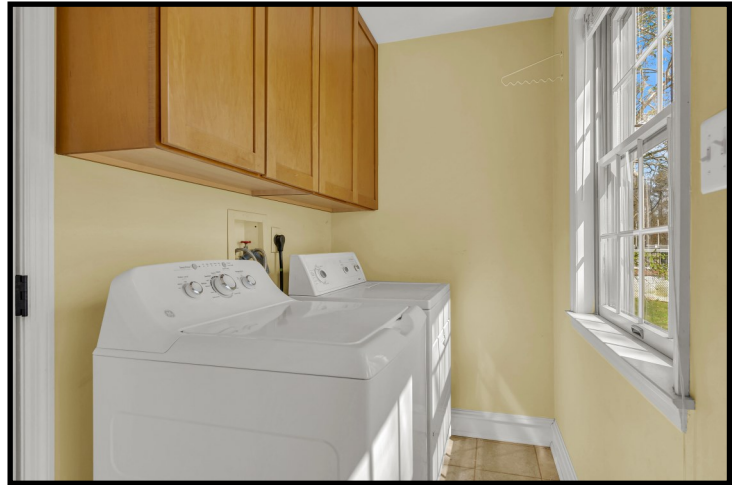


The Family Room is bright and spacious, highlighted by vaulted ceilings. There are hardwood floors, two windows with arched tops, one window near table area. Sliding glass doors open to the deck.



# First Floor Extras

~ Laundry Room with ceramic tile floor, cabinets, and washer and dryer are included



~ Powder Room has ceramic tile floor, window and Nu-tone fan



~Screened Porch with painted floor and ceiling fan is adjacent to Living Room



# Main Bedroom



The main Bedroom is well sized with hardwood floors, dormered ceiling, two closets with crystal doorknobs and close to the two full bathrooms on the second floor.



# Bedroom Two



Bedroom Two has two windows, hardwood floors and closet.



# Bedroom Three



Bedroom Three is bright with two windows, two closets and hardwood floors.



# Hall Bathrooms



There are two full Bathrooms on the Second floor. Bathroom One is adjacent to the Main Bedroom and has tub/shower with tile surround. Bathroom Two features pedestal sink and standing stall shower.



# Bonus Space Lower Level



The finished lower level includes 2 large areas with laminate flooring and recessed lighting, full Bathroom with ceramic tile floor, pedestal sink and shower, cedar closet and storage and utility areas. Bilco doors provide egress to the yard.



# Outdoor Fun



Sliding glass doors from the Family Room open to the well-sized Deck, which is freshly stained. Steps lead out the Yard.





# Home Systems

- New roof 2017
- “System 2000” gas heat with radiators
- Lower level finished into several areas including versatile main room, utility room, cedar closet and full bathroom
- Bilco Doors in Lower Level lead to yard
- Accessible crawlspace under Family Room
- Floored Attic with pull-down stairs
- Sump Pump
- French drain around foundation
- One car garage
- Many updated Andersen windows