

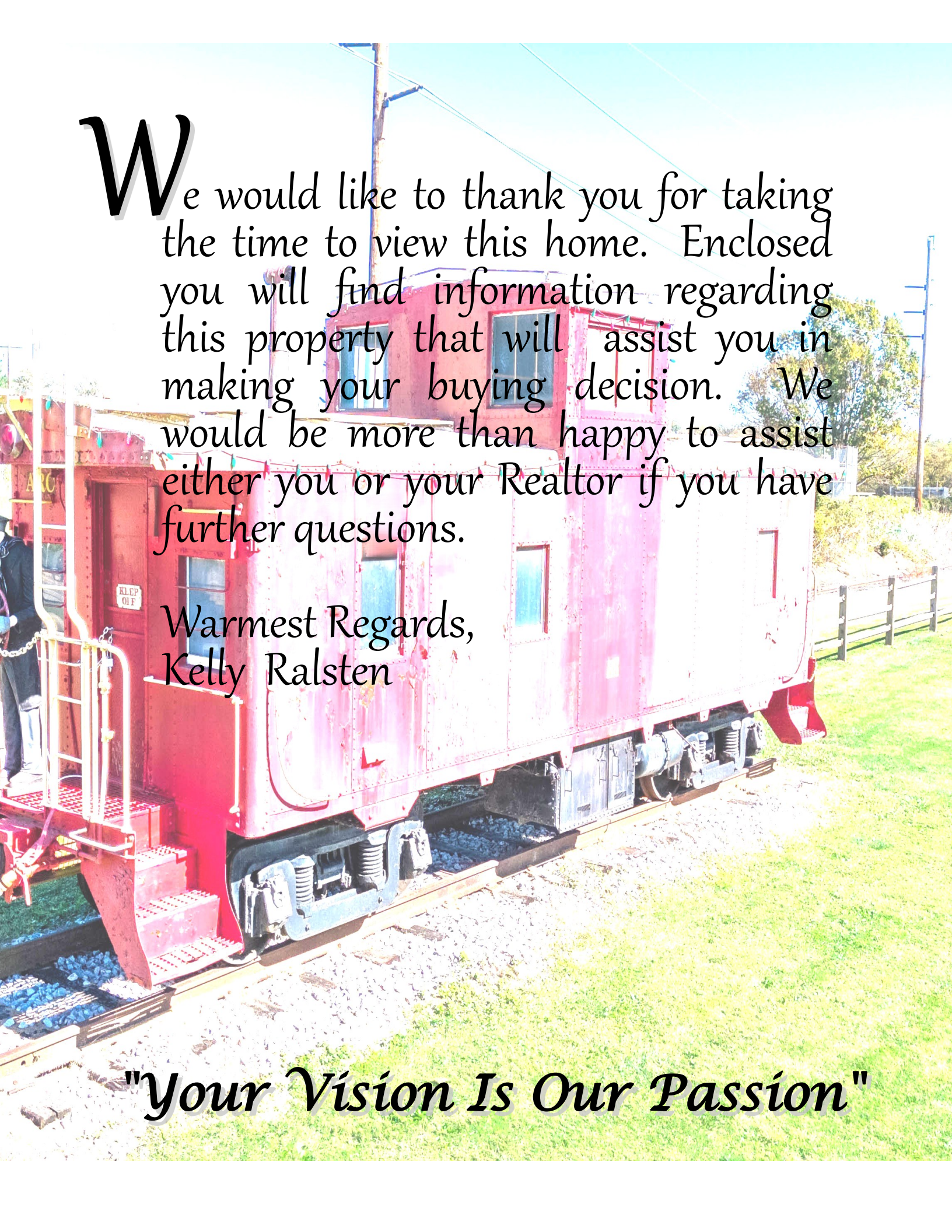
Welcome to

108 Evanson Road
Hockessin



Presented By:
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A photograph of a red and white train car, possibly a passenger car, on tracks. A person is standing on the steps of the car. The background shows a grassy field and some trees. The text is overlaid on the image.

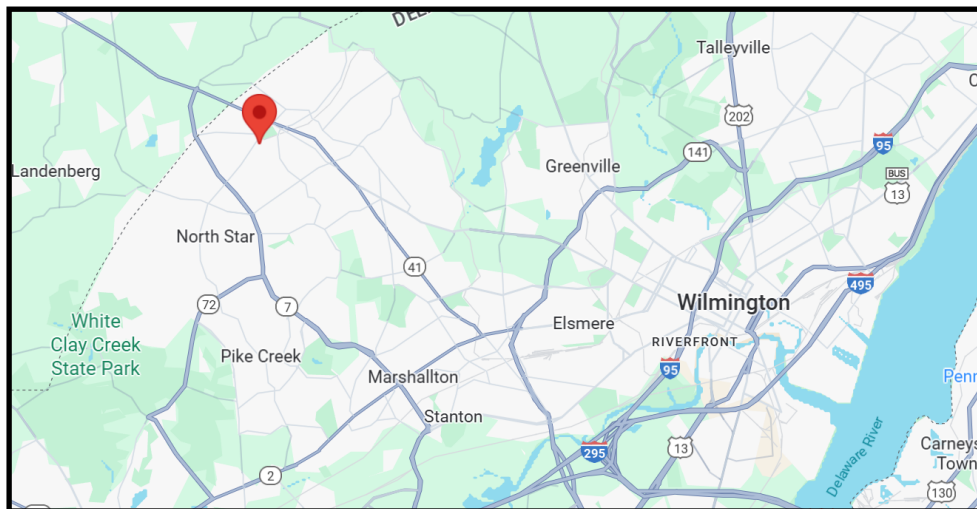
We would like to thank you for taking the time to view this home. Enclosed you will find information regarding this property that will assist you in making your buying decision. We would be more than happy to assist either you or your Realtor if you have further questions.

Warmest Regards,
Kelly Ralsten

"Your Vision Is Our Passion"

Welcome

Welcome to 108 Evanson Road in Hockessin. This three bedroom, two full bath brick ranch home has been beautifully updated and renovated with mid-century modern touches. The classic floor plan has Living Room with Fireplace, Dining Room, Kitchen, Family Room, expansive Basement with extra height and a two car Garage. This home's interior has been painted and features a fresh, neutral décor. Its many recent updates include Kitchen renovation, new appliances, second Bathroom renovation, luxury vinyl plank floors throughout, new water heater, new exterior doors and new windows on main floor.



This home's appeal begins well before you step inside. It is situated on over a half acre lot with many mature trees, in the "Heart of Hockessin" with easy access to Newark, Wilmington, restaurants, shopping and major highways. There is no Homeowners Association. The Hockessin Library, Swift Park, Piedmont Baseball, Tweed Park, Hockessin Athletic Club and Delaware Football Club are all nearby. The Red Clay School District feeder pattern for this home is North Star Elementary, HB du Pont Middle and AI du Pont High School.

Gracious Living Spaces



Set back on a large lot, a brick herringbone walkway leads past easy care plantings to the covered Porch and front door.



Living Room



The Living Room features a wood burning Fireplace with slate hearth, brick surround and wood mantle. There are luxury vinyl plank floors, bright triple picture window, and crown molding.



Kitchen



This Kitchen was renovated in 2024~2025 to include LVP flooring, subway tile backsplash, laminate counters, floating wood shelves, and pendant lighting. The sizable island can seat three.



Kitchen



Quality Samsung black stainless steel appliances include oven with smooth cooktop with hood, dishwasher, refrigerator, and microwave (not installed). There is an oversized farmhouse sink with pull down faucet.



Dining Room



Dining Room is open to the Kitchen and is highlighted by a board and batten accent wall. There is a designer light fixture over the table area. The Pantry features a Shaker-style five panel door.



Family Room



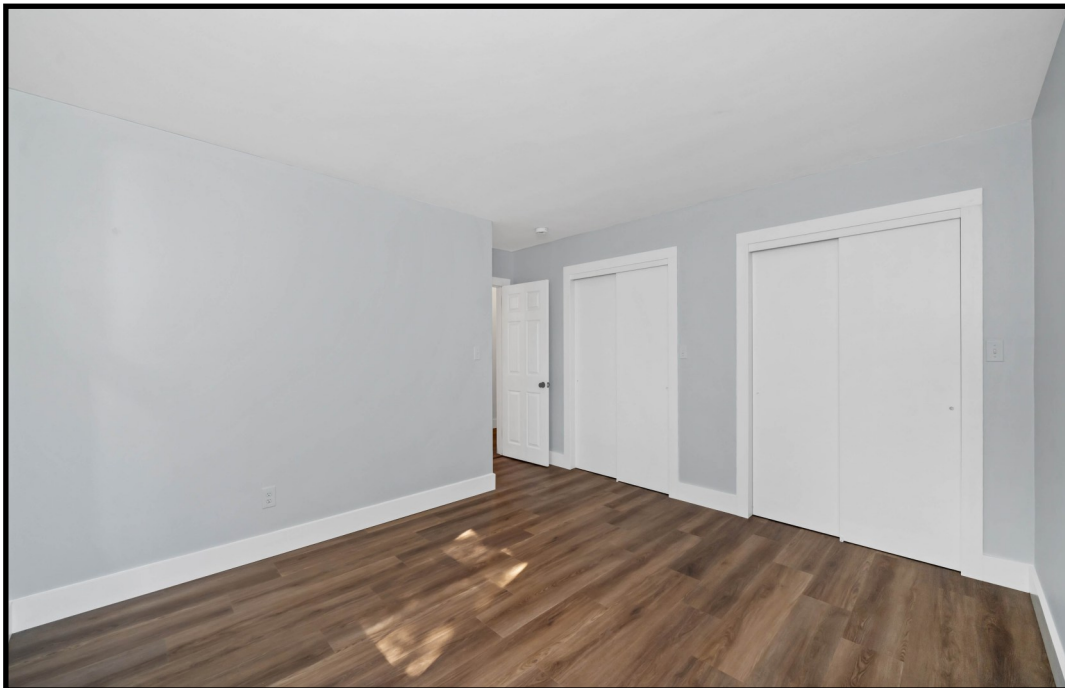
A second front door opens to a Foyer and Family Room. The Foyer has designer light fixture, exposed wooden beams, and a coat closet. Pocket glass doors open to the Family Room with Pergo floors and custom built ins. There is a door to the backyard, with a new landing and steps.



Primary Bedroom



The Primary Bedroom is freshly painted with Pergo flooring, two windows and two double door closets.



Bedroom Two and Three



Both these Bedrooms are freshly painted with new Pergo floors. They have double door closets. Bedroom Two features a double window and Bedroom Three has one single and one double window.



Bathrooms



Bathroom One has tile floor, wainscoting and vintage tile on the walls, and porcelain tub and tile surround. The new vanity has laminate top.

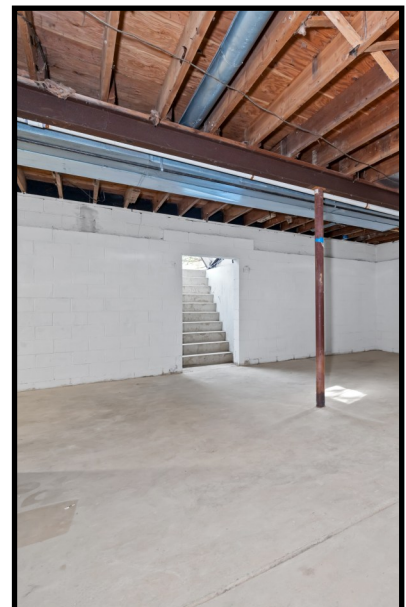
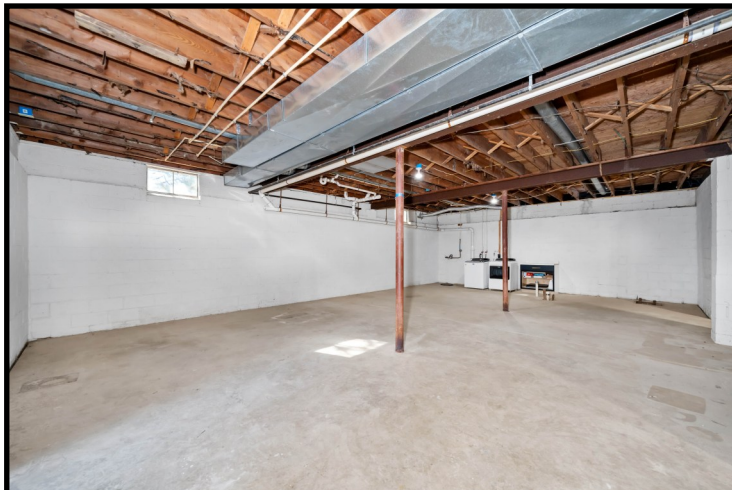
Bathroom Two is renovated with an oversized roll in Shower, new vanity, sink and toilet, exposed beam and Pergo floors.



Lower Level



The extra height Basement provides additional space for expansion and storage. There are two sumps pumps, a French drain, Bilco doors to yard and rough-in for a full bathroom. The Laundry area includes a Maytag washer and dryer.



Outdoor Fun



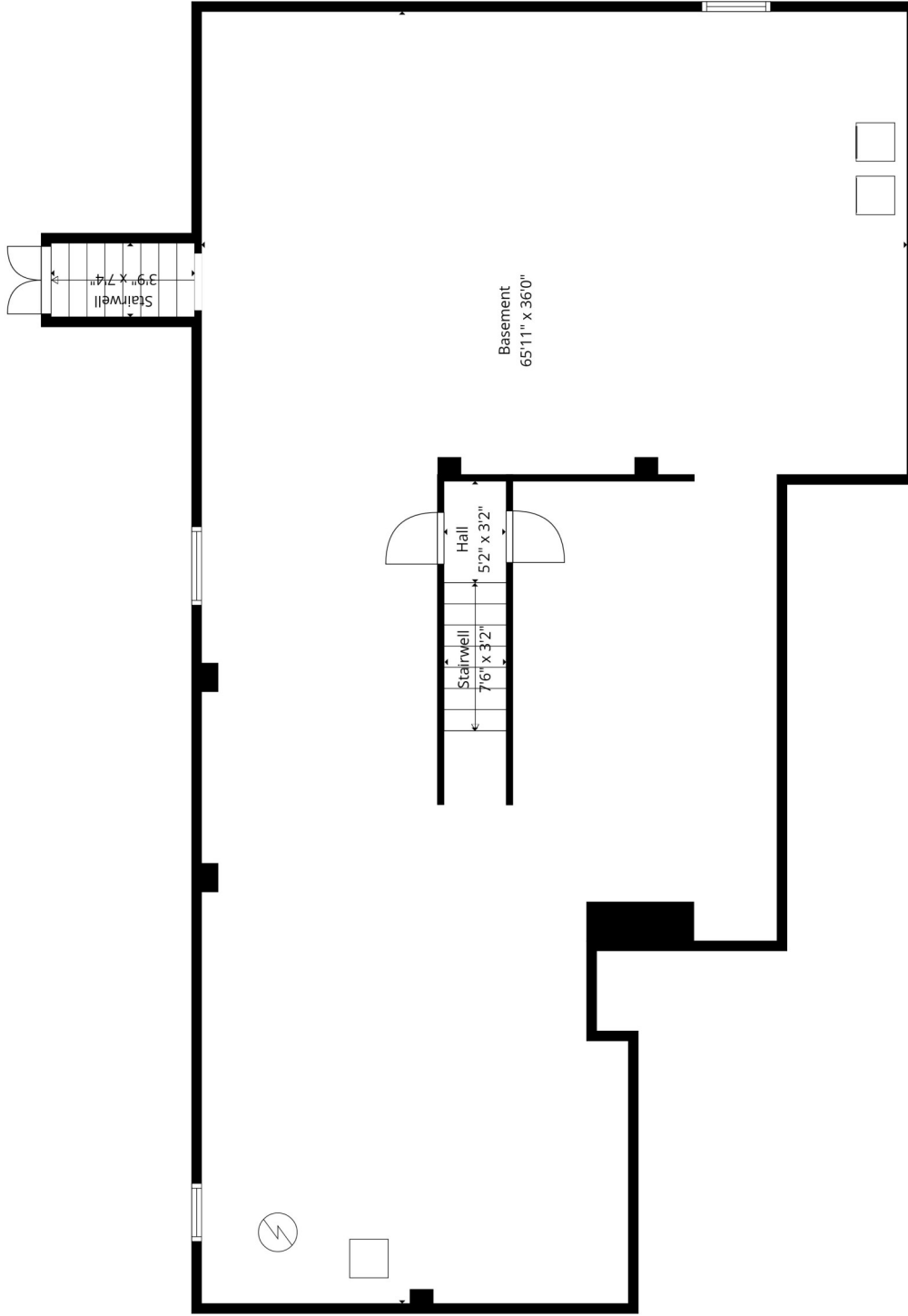
Enjoy the open, level, spacious yard with a backdrop of beautiful, mature pine trees. The yard is partially fenced.



Hockessin's well known and celebrated 4th of July fireworks are enjoyed from the yard!

Home Systems

- 3 bedroom, 2 full bathroom Ranch home
- 2 car Garage
- Wood burning fireplace
- Natural gas HVAC
- Full basement with Bilco doors and French drain
- Home Renovation details:
 - Full Kitchen renovation 2024
 - New appliances 2025
 - Second Bath renovation 2025
 - Exterior doors replaced 2025
 - New windows main level 2023
 - Luxury Vinyl Plank installed throughout
In 2024/2025
 - Foundation repair 2025
 - Report attached
 - New 50 gallon water heater 2025
 - All rooms and ceilings painted 2025
 - Interior doors replaced 2024/2025
 - Both sump pumps replaced 2024



TOTAL: 1956 sq. ft

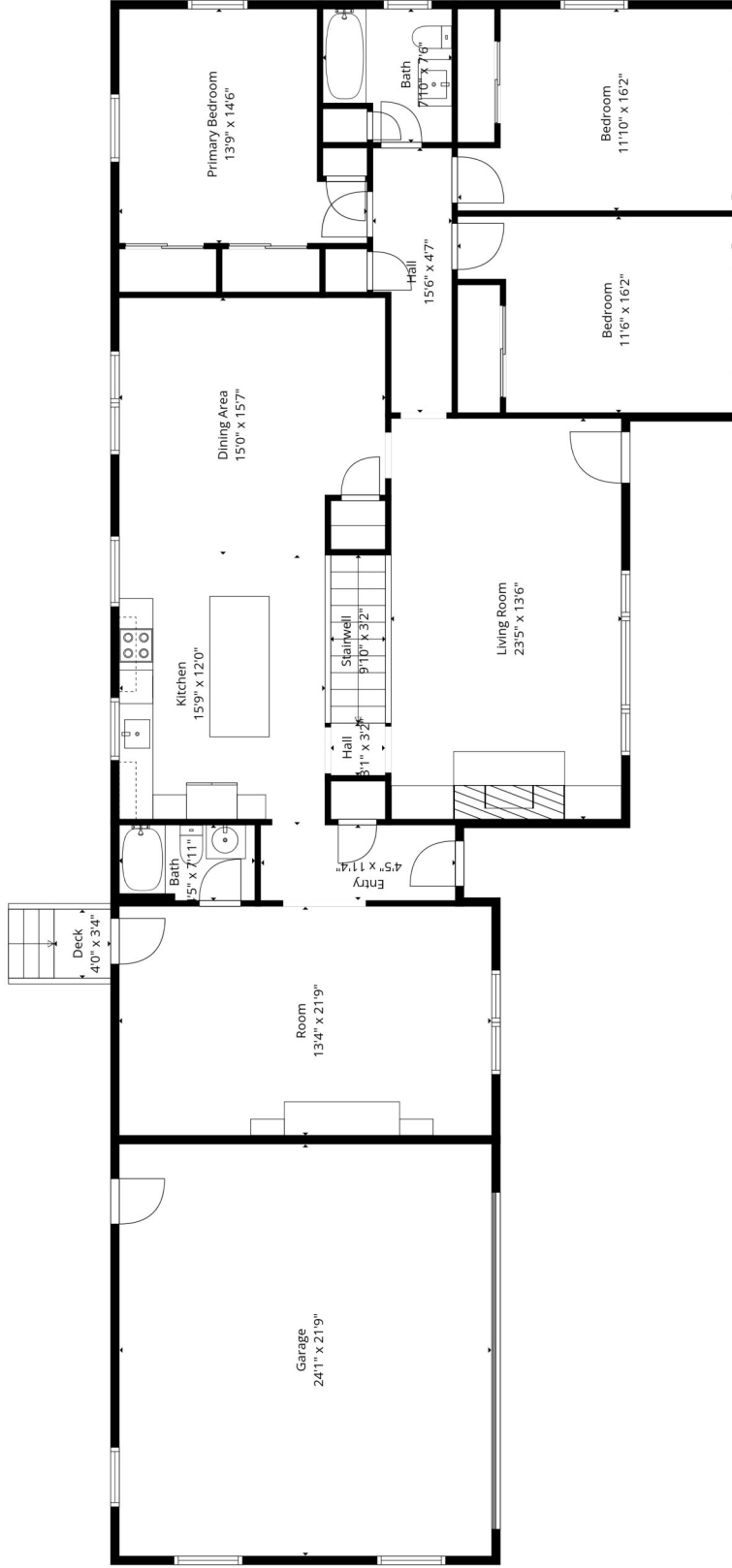
BELOW GRADE: 50 sq. ft, FLOOR 2: 1906 sq. ft

EXCLUDED AREAS: BASEMENT: 1892 sq. ft, STAIRWELL: 63 sq. ft, DECK: 24 sq. ft,

GARAGE: 525 sq. ft, WALLS: 253 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



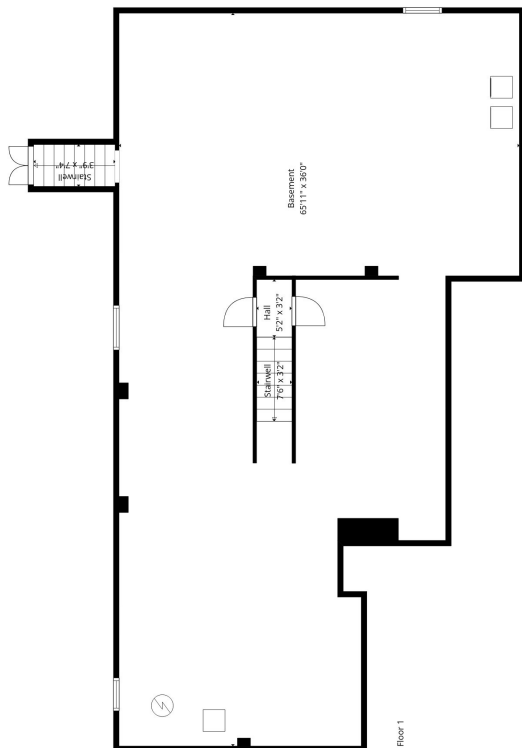
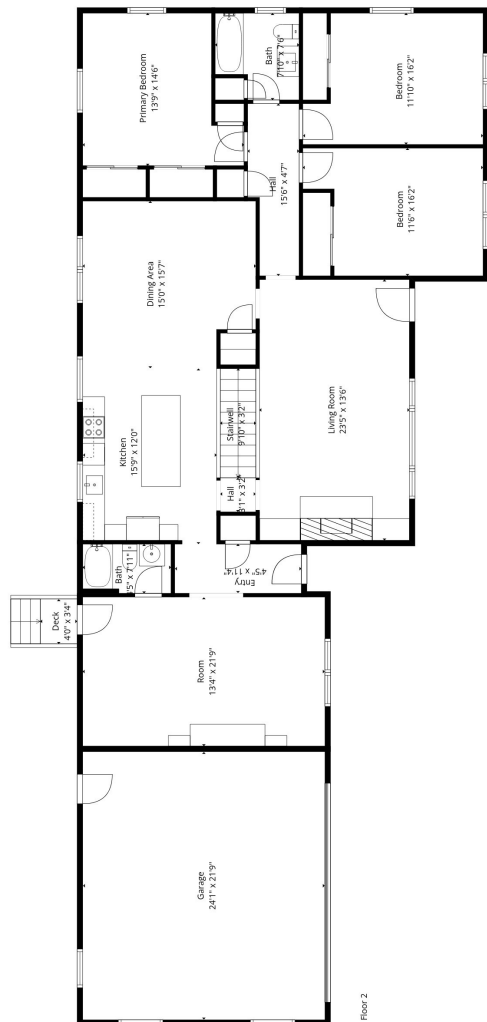


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