

Positive Selling Points of Tronick Estate- 640 Ambler Circle

Home was a former "Parade of Homes" home

- Elegant French Provincial style
- Open Foyer
- Sunken Dining Room with Elegant European Chandelier
- 4 Generous Sized Bedrooms
- Living room/Great room
- Family Room
- Kitchen with dinette including floor to ceiling cabinets for extra storage/pantry
- Hallway Pantry
- Den/Rec Room or extra bedroom
- 1st floor Laundry room complete with numerous cabinets including some floor to ceiling storage cabinets and clothes folding space
- Storage over garage

9 rooms and 2 1/2 Bathrooms total

- Energy Efficient Metal Outer Doors
- SimpliSafe Home Security system
- New electrical box/panel and wiring to outside meter
- GFI switches installed
- Electric stove, washer, dryer
- Home heated by gas
- Gas water heater
- Gas Fireplace
- Central Air
- Tree Shaded Lot and back patio overlooking private rear yard with country flavor- open land and woods
- Located on a quiet road with cul de sac and very little traffic
- Covenant Controlled Community Development
- Tallmadge Woods Homeowners Association only \$20 year which covers Development participation in Luminary (lighted candles in bags along road during Christmas Eve), American flags throughout development on July 4th/other holidays, and Decorated development signs for December Holidays

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Fire station less than 1 mile away with New larger Fire Station being built on current site

Tallmadge Recreational center- 0.6 miles away

Tallmadge High School- 0.7 miles away

Tallmadge Elementary and Middle School- 1.2 miles away

Maca Park and Swimming Pool- 0.8 miles away

I-76 is 1.3 miles away

Four Major Grocery Stores in city limits

(Giant Eagle, Acme Fresh Market, Meijer's and Walmart)

Caring and Friendly Neighbors in the neighborhood