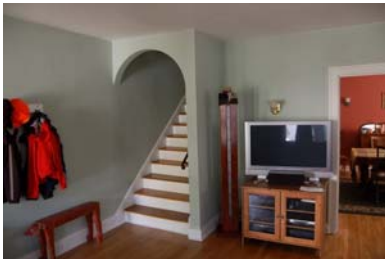


# House for Sale

## 327 South Negley Ave, \$135,000

---

This charming 3BR / 1.25 BA duplex built in 1928 is located in the Friendship neighborhood, just four blocks from Whole Foods and Giant Eagle. For less than the price of a condo in Shadyside, you can enjoy the space and privacy of your own home and a large garage. The house is in move-in condition and has been recently remodeled, including new paint and refinished hardwood floors downstairs and part of upstairs.



### Features

- Right half of duplex; masonry dividing wall
- 3 Bedrooms / 1.25 bath
- 1600 sq ft (plus full basement)
- 3 car garage
- Hardwood floors throughout
- Insulated attic
- Ethernet wiring
- Built-in cabinetry in living room

### Layout

- First floor: Living room, Dining room, Kitchen, Sun room
- Second floor: 3 bedrooms, bathroom
- Basement: Washer/Dryer hookups, 1/4 bath, 2 storage rooms with shelves

### Location

- 15 minute walk to Shadyside shops
- 30 minute walk to CMU
- Easy access to city and CMU busses

---

Contact owner: George Fairbanks (412) 665-1682