

# 10823 OVERBROOK LN

Elvira C. Delgado, EXECUTOR

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**History.** Built in 1969 it was purchased in December of that same year by Dr. & Mrs Armando F. Delgado. The only owners of this property to this day. The property was Willed to their seven children in 2020 and remained open, active and lived in by the family until December 2021.

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**Size.** 2604 sq. two stories, on a 9000 sq. lot.

**Bedrooms.** 4

**Bathrooms.** 3

**Formal dining**

**Formal living**

**Lg. Family room.** Fully wood paneled with exposed ceiling wood beams.

**Fireplace.** Wood burning gas ignition.

**Bookcases and cabinets surrounding fireplace.**

**Breakfast room.**

**Kitchen**

**Kitchen remodel 2008.** Open concept. Granite counter top, lg tile floors, new appliances.

**Laundry area**

**2 car garage**

**Large yard.**

## **IMPROVEMENTS.**

**SWIMMING POOL.** Built in 1984.

**Storm windows added to all front windows & kitchen. 1980's**

**Foundation inspected and strengthened in 1980's**

**Picture windows throughout the back wall in family room and breakfast room. 1984**

**French doors to patio in 1984-85**

**Glass lead/panels /Solid Oak front door 1992**

**Entryway. Granite tiles**

**Hardwood floors replaced the parquet floors in 2012**

**New carpet throughout replaced 2019.**

**AC replaced in 2013**

**Water heater replaced in 2019**

**Never flooded.**

**Roof replaced in 2002.**

**Columns repaired in 2012**

**Last Painted 2010 (approx.)**