

# SWITZER & ASSOCIATES

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## 55 Kendall Branch Rd Cynthiana KY Harrison County



**1.6± acre lot**  
Approx. 6 miles east of  
Cynthiana

**\$184,900**



- 1½ story home with many updates!!
- 4 bedrooms
- Master bedroom with private bath, walk in closet and fireplace
- 2 full baths
- Kitchen with stainless appliances
- Water filtration system
- Formal Dining Room

- Walkout basement
- Large covered back deck with great views!
- Above ground pool with deck
- Central heat & air
- New roof (2018)

INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED

## LIVING ROOM



## KITCHEN



## MASTER BEDROOM WITH FIREPLACE & PRIVATE BATH



## 1ST FLOOR BEDROOMS



## List of updates:

- 2019 New pool pump
- 2018 New dimensional roof
- 2018 Fire Pit
- 2017 New carpet main level
- 2016 New front door
- 2013 Pool Installed
- 2012 New heat pump
- 2009 French door added in basement
- 2009 Custom Wood blinds all rooms except upstairs and gray bedroom
- 2007 Water filtration system placed
- 2006 Existing bathroom updated- New sink, toilet and tile
- New drywall and insulation- all rooms except kitchen and dining room
- 2006-2009 New wood trim and doors
- 2006 New light fixtures all rooms except Dining Room
- 2006 New water line from meter box in yard to house
- 2006 All pipes in house replaced with cooper pipes
- 2006 Bathroom and walk-in closet added
- 2005-2007 (approx) All new windows

## UPSTAIRS BEDROOM

