

## FEATURES

- The mechanic at heart will love the 24' x 48' garage with concrete floor, 3 insulated garage doors, 6 vinyl windows, 100 amp service panel w/220 outlet, and finished office w/built in cabinets, shelves and counter. This was constructed in the early 2000's.
- 260 sq ft Sunroom bathed in sunshine through the 12 windows; French doors lead to the Living/Dining Rooms; sliding Pella door leads to the elevated two-tiered deck; heating and air conditioned with a Carrier wall mounted unit.
- Tiled floor & church pew in ante room; heated.
- Sink in front "doctor's exam room"; tiled flooring; would be a great craft room.
- "doctor's office has wainscot paneling and a large walk-in closet with window and cabinets.
- Beautiful oak hardwood flooring in living & dining rooms.
- Natural fireplace in Living Room.
- Second level bedrooms with oak hardwood floors and arched ceilings.
- Upper level 2 bedrooms w/ knotty pine paneling, built-in drawers, and huge walk-in closet.
- Attic finished w/ electric baseboard heat (3).
- Basement is only ½ below grade; tiled flooring
- Boiler system (Peerless 1997).
- 50 gal natural gas HWH (+/- 2000).
- Dual sump pumps (Simer battery back-up pump); evidence of installed interior drain tiles.
- Reverse osmosis water filtration system (Pure H2O)
- Mound septic system installed in 1993.
- New well pump & pressure tank installed in 2007; 104' depth well, pump set at 86'.
- 200 amp electric panel (inspected in 2002 & 2006).