

\$199,999*at a glance:....*

~3239 square feet

~4 bedrooms, all with walk-in closets

~2 full and one 1/2 baths

~large loft with walk-in closet

~3-car garage PLUS 320 sf storage area

~open layout with updated design

~fenced rear yard with deck, play set

general home features

✓ **3-Car Garage:** finished with 9' walls, drywall, and insulation; loaded with utility sink, water softener for easy salt refills, shop area with task lighting, and separate storage room with built-in shelves

✓ **Master Suite:** large, open room with side sitting area; great backyard views; double vanity sinks; garden tub; walk-in linen closet; a must-see walk-in clothes closet with new custom shelving from Innovative Closet Systems

✓ **Kitchen:** white thermofoil, Aristokraft cabinets; oversized walk-in pantry/laundry room with 65 linear feet of shelving for all your storage needs; all white appliances including side-by-side refrigerator, smooth top range, dishwasher, built-in microwave (new 2008); eat-at center island; lazy susan, corner glass door, and appliance garage; recessed can lights; Congoleum laminate hardwood-plank-like floors; laminate flooring covers kitchen, pantry, half-bath, garage entry drop zone area

- ✓ **TrimPackage:** 6-panel interior doors; lever door knobs; family room crown molding; main level 9-ft ceilings
- ✓ **Window Treatments:** 2" high quality, wood blinds; shades; kitchen window cornices, curtains; rods; some exclusions apply
- ✓ **Home Site:** large lot size with .29 acres, measures 80 ft. wide by 160 ft. deep; tree line views of open field behind the house~no neighbors behind you!; tiered, 16'x24', 384 sf stained deck with dual stairs for enjoyable outdoor living; fenced rear yard with split-rail style fencing and 3 gates; stained play set; mature landscaping, garden area, hammock post

*mechanical and electrical features*

- ✓ Direct vent corner fireplace with raised brick, rounded hearth, and decorative wood mantle; FP activated by wall switch
- ✓ Alarm system with 3 keypads located at master bedroom, garage and front doors
- ✓ Integrated power transfer switch for an optional emergency generator (allows bypass for 6 key house-circuits)
- ✓ Dedicated 20-amp shop circuit on a separate electrical subpanel in the garage
- ✓ Two 220-volt receptacles in garage for larger woodworking equipment/heaters
- ✓ Programmable thermostat; Hinged HVAC return air filter grille allowing for easy filter changes
- ✓ Water softener purchased from Aqua Systems
- ✓ Clothes dryer dual hook-ups include your choice for gas or electric dryer
- ✓ Ceiling speaker prewires on both levels; Category 5 phone/network wiring
- ✓ White electrical outlet covers throughout
- ✓ Exterior lighting includes: rear flood lights controlled by 3-way switch on both levels; three garage coach lights with photocell and motion sensor capabilities

recent updates and additions by sellers

- ✓ 2009-Attic fan installed for added HVAC efficiency
- ✓ 2008-\$2400 Closet upgrades added to master and two bedroom closets; Installed by Innovative Closet Systems
- ✓ 2008-New Chamberlain belt-drive garage door opener to double garage door
- ✓ 2008-New bathroom sinks and faucets in master bath; new sink in second level hall bath
- ✓ 2007-Whole-home humidifier added to HVAC
- ✓ 2007-New double bowl stainless steel kitchen sink and faucet; New heavy duty garbage disposal
- ✓ 2005-New 50-gallon water heater
- ✓ 2004-\$12,000 storage room addition to rear of 3rd car stall; Features: 20'x16' size, built-in shelving, rear utility door

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