

A Note From the Seller at SH 61....

Thank you for your interest in our home! Below is some helpful information that we wanted you to have available. If you need any further information, do not hesitate to ask!

Upgrades

- Laminate flooring throughout living areas
- Large inside laundry with built-ins
- Pretty kitchen with custom solid oak cabinets, 5-burner range, pull out drawers & more
- 50x30 insulated workshop with:
 - Electrical with tons of outlets in all areas
 - tons of lighting
 - 3 roll up doors (one automatic)
 - air compressor & all components stay
- Whole home Generac generator
- Saltwater/charcoal water filtration system for home
- Entire HVAC 11/2023 w/electronic filtration
- TWO water heaters appx 3 years old
- Roof 2009 with WPI-8 certification
- Two driveways with extra parking pad
- Gated driveway
- Two butane tanks on property

Utilities - home is double insulated

Electric: Average \$250

Water: Average \$60

We hope you love this home as much as we have!!