UPDATES & SPECIAL FEATURES

Main Living Space

- Bright living room with new carpet
- Four-season/family room with new LVP, sun-filled window, and side door for outside access
- White trim and 6-panel doors
- New light fixtures

Kitchen

- Eat-in kitchen with ample countertop and cabinet space
- New stainless-steel oven/range and dishwasher
- New LVP flooring
- Beadboard backsplash
- Sliding glass door with access to deck

Bedrooms

- Four bedrooms with ample closet space
- One bedroom with new carpet, others with laminate

Bathroom

- Full bath with updated vanity, tile flooring, fixtures, shower surround, and deep soaking tub

Lower Level

- Space for future rec-room
- Convenient storage
- Sump pump with battery backup
- New drain tile with 20-year transferable warranty - 2026

Exterior

- Spacious, private yard
- Large utility shed
- Driveway with ample parking and potential for future garage

Mechanicals

- Roof – 2026
- Water heater – 2026
- Furnace – 2025
- Central air – unknown
- Windows – Most newer
- Artesian flowing well
- Holding tank

INCLUSIONS

- Oven/range
- Microwave
- Dishwasher
- Household materials and paint
- Bath mirror
- Firewood
- Shed and items in shed
- Ladder next to shed

EHO