

Formerly referred to as the J.S. Harlow/Talley, constructed in 1899, this two-story Folk Victorian residence presents a unique opportunity for buyers who appreciate history and value historic architecture. The property is not governed by historic restrictions, allowing a range of possibilities to make it their own.

The home retains key Victorian elements, such as a gable front and a two-story, three-bay porch. The first-floor front gable features a three-sided design adorned with decorative finials at each corner. The framed structure is finished with aluminum siding over a common bond-brick foundation and includes a cross-gable roof made of standing seam metal, complemented by a wing floor plan. It also retains one central-interior, common bond brick chimney and an interior-end brick flue, both now sealed and maintained as decorative features. Original hardwood flooring, crown moldings, chair rails, rosette-trimmed door frames, and a traditional wooden stair banister are thoughtfully preserved throughout.

The Town of Mineral provides water, sewage, and trash services. The house is equipped with oil heating on the main level, supplemented by an electric heat pump system that delivers zoned heating and cooling throughout the home. Additionally, house has a whole-house fan, and a recently replaced electric hot water tank.

UTILITIES:

UTILITIES; MAJOR SYSTEMS. (Check all that apply)

Hot Water: Oil Gas Electric Other _____ / Number of Gallons _____
 Air Conditioning: Oil Gas Electric Heat Pump Other ^{WHOLE HOUSE FAN} Zones 2
 Heating: Oil Gas Electric Heat Pump Other _____ Zones _____
 Water Supply: Public Private Well Community Well
 Sewage Disposal: Public Septic, approved for # _____ of Bedrooms
 Type of Septic System: Community Conventional Alternative Experimental

Utility and service providers listed on Town of Mineral website: <https://www.townofmineral.com/our-town/page/utilities>

CONVEYANCES:

Yes # Items	Yes # Items	Yes # Items
<input type="checkbox"/> Alarm System	<input type="checkbox"/> Freezer	<input type="checkbox"/> Satellite Dish
<input type="checkbox"/> Built-in Microwave	<input type="checkbox"/> Furnace Humidifier	<input checked="" type="checkbox"/> / Storage Shed
<input checked="" type="checkbox"/> / Ceiling Fan	<input type="checkbox"/> Garage Opener	<input checked="" type="checkbox"/> / Stove or Range
<input type="checkbox"/> Central Vacuum	<input type="checkbox"/> w/ remote	<input type="checkbox"/> Wall Oven
<input checked="" type="checkbox"/> / Clothes Dryer	<input type="checkbox"/> Gas Log	<input type="checkbox"/> Water Treatment System
<input checked="" type="checkbox"/> / Clothes Washer	<input type="checkbox"/> Hot Tub, Equip & Cover	<input type="checkbox"/> Window A/C Unit
<input type="checkbox"/> Cooktop	<input type="checkbox"/> Intercom	<input type="checkbox"/> Window Fan
<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Playground Equip	<input type="checkbox"/> Window Treatments
<input type="checkbox"/> Disposer	<input type="checkbox"/> Pool, Equip, & Cover	<input type="checkbox"/> Wood Stove
<input type="checkbox"/> Electronic Air Filter	<input checked="" type="checkbox"/> / Refrigerator	
<input type="checkbox"/> Fireplace Screen/Door	<input checked="" type="checkbox"/> / w/ ice maker	

Statements / Disclosures:

- Heat Pump does not function for upper-level cooling.
- Decorative fireplaces are sealed and do not function.
- House was built in 1899; Lead Based Paint Disclosure applies
- Original septic tank behind the house; sellers have the understanding it was sealed.
- USPS does not deliver to physical address; Town of Mineral offers a free Post Office box.
- A team member of this agent to this transaction is related to the seller.