

# Residential Home Features

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## Home Overview

- Custom-built residence (1993) offering approximately 2,600+ sq ft of living space
- Thoughtfully designed with a focus on comfort, functionality, and quality craftsmanship
- 4 Bedrooms | 3 Full Bathrooms
- Seamless blend of open-concept living and defined spaces
- Ideal for both everyday living and entertaining

## Interior Highlights

- Cathedral ceilings enhancing space and natural light
- Recessed lighting and skylights throughout
- Crown molding and custom wallpaper accents
- Professionally finished walls with plaster skim coating
- Fresh paint and updated finishes throughout

## Gourmet Kitchen

- Centrally located custom kitchen overlooking main living areas
- Open-concept design connecting to family and dining spaces
- Heated porcelain tile flooring
- Large center island for prep and gathering
- Granite countertops
- Custom cabinetry with accent lighting
- French country-style hood
- New electric cooktop with propane option available
- Built-in desk/workspace and pantry storage
- Custom lighting throughout

## Family Room

- Spacious layout (~290+ sq ft)
- Fireplace with wood-burning capability
- Large windows providing natural light
- New patio door leading to outdoor living space
- Custom window treatments
- Crown molding and updated carpeting

## Living Room / Dining Area

- Open-concept design ideal for entertaining
- Restored cherry hardwood flooring
- Custom lighting and detailed trim work
- Furniture available for purchase (table, chairs, hutch)

**Primary Suite**

- Expansive bedroom with cathedral ceilings
- Crown molding and recessed lighting
- New carpeting and custom window treatments
- Double French door entry
- Walk-in closets

**Primary Bathroom**

- Garden soaking tub
- Walk-in shower
- Heated porcelain tile floors
- Custom double vanity with granite countertops

**Additional Bedrooms**

- Generously sized secondary bedrooms
- Walk-in closets in multiple rooms
- New paint, carpeting, and trim work
- Flexible use for office, nursery, fitness, or sitting room

**Bathrooms**

- Three fully updated bathrooms
- Porcelain tile throughout
- Custom vanities with granite tops
- Walk-in showers
- Main-level bathroom with wheelchair accessibility

**Laundry Room**

- First-floor location with access from kitchen and garage
- Porcelain flooring matching kitchen finishes
- Custom cabinetry
- Propane or electric hookup options

**Lower Level / Basement**

- Approx. 380+ sq ft finished space
- Recreation or billiard room
- Architectural tile ceiling with crown molding
- Egress window and exterior access
- Pellet stove for backup heat
- Additional storage and separate mechanical room
- Potential for conversion to additional living space or private suite

**Garage**

- Oversized 2-car attached garage
- Finished interior

**Utilities & Systems**

- Separate electric systems
- New well and septic system
- Public sewer hookup available
- Propane heat (owned tank)
- New furnace and central air conditioning
- New windows
- New hot water heater

**Lifestyle & Outdoor Connection**

- Direct access to landscaped grounds
- Indoor-outdoor flow for entertaining
- Private setting with separation from commercial areas

**Key Advantage**

- True residential comfort paired with mixed-use flexibility
- Balance of privacy, functionality, and lifestyle opportunity