

# **HOME FEATURES**

## **PROPERTY:**

9.7 acres with approx. 9 acres in hardwoods and mature hemlocks  
2 water sources (one seasonal – one year round)  
waterfall

## **EXTERIOR:**

All brick  
Poured foundation  
Anderson Thermopane 400 series low E Windows  
Six inch exterior walls  
Insulation – walls R-22, ceiling R-38 (blown fiberglass)  
Gutters with leaf screen  
1 oversized double upper garage and 1 lower single garage  
Insulated double garage door  
Two decks (12 ft. x 22 ft.)  
Professionally landscaped

## **INTERIOR:**

9 ft. ceilings throughout  
Beautiful hardwood floors and tile throughout  
Vermont Castings efficient EWF30 fireplace with  
cultured stone exterior  
Lennox dual-fuel high efficiency furnace and 5 ton  
Heatpump

## **LIVING AREA:**

Living room with fireplace  
Large country kitchen with all wood cabinets, solid surface  
counters, all stainless energy star appliances, gas range with  
convection oven, 4 ft. x 5 ft. maple butcher block island  
Heated and air conditioned sunroom  
Master bedroom with bath  
Huge master bedroom custom built walkin closet  
2 additional bedrooms  
Guest bathroom  
Laundry room  
Large Pantry/hobby room/computer center  
Basement configured for future apartment with finished full bath

*TWO 1,000 GALLON TANK*

*Attic Fan Thermostatically Controlled*