

**6247 WILSON RD., VERNON CENTER
HIGHLIGHTS**

"LIKE NEW" CONSTRUCTION ON 40 ACRES OF MAGNIFICENT COUNTRYSIDE...

ADDITIONAL 43 ACRES AVAILABLE

Large wraparound front porch with entries to the living room and kitchen dining area.

1st Floor –

Living Room: 19' x 13' with large fireplace and woodstove. There are beautiful oak hardwood floors and lovely front staircase.

Family Room: 16' x 15' located just off the kitchen with distressed oak Hobaka (Amish) hardwood flooring and adjoining new full bathroom with clawfoot tub, closet & pedestal sink.

Kitchen: Totally gutted and custom designed gourmet kitchen 26' x 22' with all the amenities you could possibly want. Center island gas 5 burner cooktop, microwave, oven/range, and refrigerator. Recessed lighting, pull out drawers with automatic closing feature, patio door leading to the rear yard. There is an adjoining dining area with oversized windows providing beautiful views and plenty of light.

2nd Floor –

Master Bedroom: 16' x 13' bright and cheery room with 2 closets and newly refinished pine wide plank flooring.

2nd Bedroom: 12' x 11' with closet.

3rd Bedroom: 14' x 11' with closet, pine flooring.

4th Bedroom: 14' x 11'.

Extra large linen closet in hallway.

Upstairs family room.

Large laundry room and full bath roughed in and easy to complete.

The property is serviced by well and septic. There is a new dual tank water softener with ultraviolet water purification and reverse osmosis system for the purest of water. There is a wood/oil furnace as well as forced air. There is a new hydronic baseboard heating system on 2nd floor.

New windows throughout.

2001: 30' x 50' barn/garage was added with concrete floor, 3 overhead doors including an oversized RV door with electric garage openers. (8'x10', 12'x13', there is also expansive 2nd floor storage in this building.

25' x 125' renovated horse barn with 4 box stalls, tool room, woodshop and run-in shed. All new wiring, hay mount, drop feeders and extensive concrete removal. Painstaking measures went into this conversion in order to convert a dairy barn into a superior horse facility. The water never freezes in the barn.

There are miles of drain tile in the 4 paddocks – horses never lose a shoe!

There are 2 creeks on the property. (Deans Creek)

There are Apple, Plum and Bosch, Bartlett Asian Pear trees on the property. As well as grapes.

There are acres of woods for the outdoorsman/hunter, fisherman which includes 2 trout streams, acres of pasture for horses, cattle or other animals, are tillable and acres which the house sits with a small orchard, gardens and two large barns. **43 extra acres also available.**

LIST OF IMPROVEMENTS:

ALL NEW WINDOWS
NEW CUSTOM GOURMET KITCHEN
NEW FOUNDATION
NEW SERVICE BOX ELECTRIC
SPRAY FOAM INSULATION
NEW DUAL TANK WATER SOFTENER
NEW ULTRAVIOLET WATER PURIFICATION AND REVERSE OSMOSIS SYSTEM
REMODELED BARN STALLS
100% NEW ELECTRIC AND SERVICE BOX IN BARN, SEALED & PROTECTED IN CONDUIT

This is horse country – I buy my hay from my neighbor across the street (delivers & stacks), grain/sawdust delivered, 3 farriers within in 2 miles, 2 horse dentists within minutes, outstanding vets (Pat Seivers, etc.). Indoor riding arena's within 5-15 minutes... Tack store within 10 minutes. Trailer sales/service 5 minutes away. These are things that make my life so much easier.

We hosted a foxhunt at our farm... masters of the hunt club live 2 miles away. Horse shows within minutes – rated & unrated. Race track...

Meticulously maintained. Improvement records & dates available upon request.

