

**JOHN RHINE FARM  
3923 LIBERTY VALLEY ROAD  
ICKESBURG, PA 17037**

**HOUSE COMPLETELY RENOVATED IN 2012.**

A very intriguing setting! 187+/- acre farm/recreational property. Stream, 2 ponds. Home fully remodeled in 2012. Bank barn & 2 pole buildings. Paved driveway. Plenty of privacy, open fields and deep woods with Mt. views. Multi- parcel property w/ dual rd. frontage.

**FEATURES:** Everything in the house has been handmade by craftsmen, including cupboards, trim, etc. Walls plastered throughout house, except for basements. Main floor completely handicapped accessible, including master bathroom shower.

**FOAM INSULATION** throughout house – Solid foam on outside, open cell foam on inside next to plastered walls. Foam also on inside walls and between 1<sup>st</sup> and 2<sup>nd</sup> floors. House is very economical to heat. Cannot run additional electric lines due to solid foam insulation. However, there are sufficient outlets, etc. already in place.

2016 Real Estate Taxes paid on 187 acres = \$3,209.46

**Main level:**

Modern kitchen with stainless steel appliances, Thermidor gas cooktop on center island.  
Wall mounted oven and microwave.

Built-in pantry.

Cupboards have pullout shelves.

Large separate pantry/closet in kitchen area.

Dining area in kitchen.

Full bath off kitchen.

Large living room, with coat closet and built-in storage unit for china, crystal, etc.

Laundry area with stackable washer and dryer, wet sink, cupboards for storage.

Large Master Bedroom, with cathedral ceiling. Radiant heat in master bedroom, master bath and Laundry Area.

Walk-in closet with handmade built-in dressers.

Master Bath has ceramic tile floor and handicapped accessible walk-in shower.

Central air conditioning on Main Level.

Sunroom with propane stove in corner for heating, and air conditioning mini-split.

**Second Floor:**

**Three bedrooms, with large closets.**

**Full bathroom with shower.**

**Air Conditioner Mini-Splits in each bedroom on second floor.**

**Third Floor: Unfinished attic.**

**Main Basement under Master Bedroom:**

**Walk-in cedar closet.**

**Handmade cupboards.**

**Sink.**

**Central Air Conditioning.**

**Radiant heat in floor.**

**Other features of house:**

**CO2/carbon dioxide detector**

**Sensor system that gives owner a call when heat in house fails and temperature drops below the set temperature.**

**Well water, with water softener and ultra violet light. Water has been tested every year since 1992.**

**400 Amp service.**

**15 KW generator services complete property. Have a buried 1000 gallon propane tank. Generator automatically self-tests each week.**

**Full house surge suppressor system.**

**Entire property is in Clean & Green.**

**Telephone/television distribution system.**

**Security, Fire and Surveillance system throughout house, linking directly to police and fire department.**

**Central Boiler Classic Outdoor Wood Furnace hooks into the existing oil furnace and utilizes the four (4) zone baseboard/radiant heat systems. When outdoor wood furnace drops below a set temperature, the oil furnace automatically takes control to maintain heating in the house.**