

#### **Features:**

- 1.87 acres
- 2,413 sq ft + walk-out basement
- Viceroy built home
- 3 bedrooms (main floor primary)
- 3 bathrooms
- Insulated 2 car garage with electric garage door opener
- Eat-in kitchen with vaulted ceiling, breakfast bar & walk-out to deck
- Great room with hardwood flooring, vaulted ceiling & wood burning fireplace (WETT 2023)
- Dining room with hardwood flooring, vaulted ceiling & walk-out to deck
- Family room with hardwood flooring & walk-out to deck
- Primary bedroom with an updated 4 piece ensuite (2024), walk-in closet & walk-out to deck
- Bedroom #2 with vaulted ceiling
- Bedroom #3 with vaulted ceiling
- Updated main level laundry (2025) with walk-out to deck
- Lower level wine cellar
- Walk-out basement
- Hot water tank (owned)
- Water system with iron remover, UV light & water softener (owned)
- Furnace (2023)
- Newer pressure tank
- 200 amp electrical
- Central air conditioner (owned)
- Pond with water pump
- Garden shed
- Electric sauna
- Invisible dog fence
- Wrap around deck across entire back of home
- Taxes reflect Conservation Land Tax Incentive
- Propane tanks x2 (rental - Arthur's Fuel - \$160/year)
- Electronic monitoring for propane tanks \$7.50/month

#### **Inclusions:**

fridge (as is - ice maker doesn't work), stove, microwave, dishwasher, washer, dryer, all window coverings, all existing electrical light fixtures, hot water tank, fountain, 2" pump for pond, materials to install waterfall for pond, stone patio table, all firewood, 25kw furnace in garage (disconnected - as is), dog house, central air conditioner, electric garage door opener & remote(s), wood stove (WETT 2023), invisible dog fence & collar, chimenea

**Taxes:** \$4,429.82

#### **Mike & Sheila Mullin**

Brokers

**Shane Mullin \***

**Molly Mullin \***

\*Realtors®

**Ashley Resendes**

Marketing Coordinator

**Sherri-Lyn Ferguson**

Office Administrator

**Dyson & Tazzy**

Furry Friends

