

## Property Details

Taxes:	\$9,877.00 (2020)
Lot Size:	33.53 x 260 (irregular ravine lot)
Square Footage:	Approximately 2,372 square feet on all four levels
Closing date:	90 days/to be arranged
Parking:	2 side-by-side parking spaces via right-of-way
Inclusions:	Stainless Steel Appliances- stove by Amana, cooktop, range hood, fridge by Electrolux dishwasher by Miele, dryer by Frigidaire, washer by Kenmore, all light fixtures, all window treatments, all outdoor furniture and planters.
Exclusions:	All artwork, all audio/visual equipment.

Mechanical Details:	<ul style="list-style-type: none"><li>• Pre-listing home inspection report completed by Baker Home Inspection Services</li><li>• Clay tile roof</li><li>• Mid efficiency gas furnace</li><li>• Hot water tank by Rheem</li><li>• Central air conditioning</li><li>• Humidifier</li><li>• Central vacuum system</li><li>• Updated windows and doors</li><li>• Updated electrical panel</li></ul>
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## Main Floor

Foyer and Hallway:	<ul style="list-style-type: none"><li>• Front door with transom window</li><li>• Tile flooring</li><li>• Crown mouldings</li><li>• Wainscotting</li><li>• Coat closet</li><li>• 2-piece bathroom</li><li>• Custom vanity with black marble counter</li></ul>
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**Main Floor**

## Livingroom:

- Hardwood flooring
- 10.5 feet ornate plaster ceiling
- Double French doors to large deck
- Open hearth electric fireplace which can be converted back to woodburning

## Dining room:

- Hardwood flooring
- 10.5 feet ceilings
- Crown mouldings
- Open concept to living room
- Stairs to second floor

## Kitchen:

- Tile flooring
- Large window with wood shutters
- Custom built painted cabinetry
- Built in wine rack
- Leaded glass upper cupboard
- Granite countertops
- Stainless steel backsplash
- Stainless steel appliances
- Double door fridge by Amana
- Four burner electric cooktop
- Range hood
- Oven by Amana
- Dishwasher by Miele

**Second Floor**

- Hallway:
- Hardwood flooring
- Primary Bedroom:
- Hardwood flooring
  - Wall to wall bay window with wood shutters
  - Window seat
  - Built-in shelving unit
  - Custom built-in wall unit
  - Closet
- Primary Bathroom:
- Five-piece
  - Ceramic tile flooring
  - Recessed lighting
  - Custom vanity with drawers
  - Two sinks
  - Freestanding soaker tub
  - Glass enclosed shower
- Second Bedroom  
(used as den):
- Hardwood flooring
  - Large window
  - Walk-in closet
  - Custom built wall unit

**THIRD FLOOR**

- Third Bedroom/Loft/  
Home office:
- Hardwood flooring
  - 3 Dormer windows
  - Open space
  - Recessed lighting
  - Ceiling fan

**LOWER LEVEL**

- Hallway:
- Tile flooring
- Recreation room
- Recessed Lighting
  - 3-piece bathroom
  - Walk in shower
  - Double coat closet
  - Built in linen closet
  - Walk-in storage

Additional storage

Laundry sink

Washer by Kenmore

Dryer by Frigidaire

Furnace room