

# 121 PEREGRINE WAY - PROPERTY FEATURES

- Property Size - **24.95 Acres**
- Zoning - **R(f) + R7(a) + A1**
- Floor Area (finished) - **2,420 Sq Ft**
- Floor Area (total) - **3,630 Sq Ft**
- Bedrooms - **4**
- Bathrooms - **3**
- Year Built (Residence) - **2003**
- Garage, Tractor Shed, Sauna - **2017**
- Heating - **Radiant in-floor**
- Heating Secondary - **Wood stove**
- Water - **450' artesian well - 5 GPM**

## Additional Details

- Propane backup Generator
- 200a electrical panel in residence
- 100a subpanel in garage
- Private & fully serviced RV pad
- Flexible - lower level garage space, ideal for a future suite.
- Variance permit for the shower in the sauna
- The large pond has a water line, providing irrigation for the garden



\* Approximate Lot Boundaries