

Realtor Notes and Additional Features

- ❖ Well produces enough water that it's usually bubbling up out of the top.
- ❖ Seller's have additional water source from an Artesian Well on the other side of the highway. House can be switched from the normal Well which needs a pump to the gravity fed system from Artesian Well during power outages so you continue to have water.
- ❖ Zoning allows for a secondary dwelling up to 1120sqft please see zoning information provided(buyer to verify)
- ❖ Agricultural uses are permitted
- ❖ A seasonal creek and a stand of trees run through part of the property offering privacy from the pasture. Perfect spot for cottage or animals.
- ❖ 200 amp service
- ❖ Garage has 220v plug for welder and additional loft space above for storage
- ❖ Seller will be putting in a new hot water tank prior to completion
- ❖ Although the house is on an Oil Furnace. Seller primarily uses heat pump, and baseboards. Oil Tank is 3 years Old
- ❖ Ductless heat pump 6 months old. Heats and cools main level
- ❖ Upstairs bedrooms have baseboard heaters if not wanting to use oil furnace
- ❖ No baseboards downstairs, does have vents from oil furnace.Sellers don't like to use oil heat so just use a space heater down there.
- ❖ Craneway attached to home is included. Can be removed if not wanted. But makes for great engine hoist for mechanic
- ❖ Car Shelter can be included in sale. Please state in offer if wanted
- ❖ Swimming pool and children's playhouse included