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Real Estate
Modular Homes
Appraisals
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BRAND NEW AND ENERGY EFFICIENT!!! PLUS THIS HOME HAS A MILLION DOLLAR VIEW!!!

LIVING ROOM: Vaulted ceiling is a perfect accent for a \$10,000 stone fireplace, that can heat the house. French patio door overlooks the entire valley and has built in blinds. Hardwood floors for easy care.

KITCHEN: Open island bar connects the kitchen to the living room. Appliances are included. Oak cabinets with granite look laminate counter tops. SS sink and wet bar sink have roman fixtures. Leaded glass entry door to front yard. Hardwood floors.

DINING ROOM: Open to living room and kitchen. Hardwood floors, nice chandelier.

BATH: Ceramic tile floor, white fixtures, quality vanity and fixtures.

BEDROOM: Terra cotta painted walls, carpet, nice closet

BEDROOM: Painted walls, carpet, nice closet

LOWER LEVEL:

Finished dry walk out basement adds additional living space to home! Full bath has white fixtures, ceramic floor

BEDROOM: white painted drywall, closet.

FAMILY ROOM: Large L-shaped room has white painted drywall, lots of room. Ventless gas fireplace heats the entire lower level.

MECHANICALS: Ventless gas space heater amazingly heats the entire home, and separate heated shop for @\$350 per year in LP gas charges. While this is an unconventional way to heat a new home, try it for a year and see how much \$\$ it saves. A super efficiency WAC cools the house with vaulted ceilings as well. Add to that a tankless on demand water heater.

Attached 2 car garage is insulated and lined. Separate 2 car garage has 1/2 of its area finished as a shop, insulated, drywalled, heated, and included with a 1/2 bath. This is a great set up for a home based business, plus it could even be a great guest house!



WINKLEMAN		2381 Lovekamp School Rd		Residential		5-3	2-1	1-1	Arenzville	\$162,500
LISTING NO.		ADDRESS		TYPE PROPERTY		RM	BR	BATH	LOCATION	PRICE
Construction	Ranch	X	W-W Carpet	X	Storm Doors	Approx sq ' 1000		Other		There is also a detached garage or shop!!
Age-	1 year		Draperies	X	Storm Win.	Hall		Code 240		
Fuel Bill	@350 LP		Blinds		Screens	Living Rm. 20x14				
Possession			Disposal		Awnings	Dining Rm. 11x10				
Zoning		X	Dishwasher		TV Antenna	Kitchen 14x10				
Electrical		X	Refrigerator	X	Dry Wall	Family Rm. 20x20				
Lot Size	8 acres	X	Range		City Water	Bath 6x8				
Tax		X	Kitchen vent		Plaster Wall	Baths 8x8				
High School	Triopia	W	Air cond.	X	Gas	Bedroom 13x12				
Grade School	Triopia		Attic Fan		Storm Sewer	Bedroom 15x13				
Type Heat	LP-Gas space	X	Fireplace		Sanitary Sewer	Bedroom 12x11				
Type Windows	Thermopane		Insulation	X	Septic Tank	Bedroom				
Type Roofing	Architec shingle		Schl-Bus		Curbs	Type Floors HW & Carpet				
Water Heater	Tankless		Paved Street		Sidewalks	No. Closets Ample				
Well Depth			Fenced Yard		Carport	Utility Rm. In Basement				
Water Soft.					Paved Drive	Garage 2 car				
						Basement Walkout finish				

INFORMATION HEREIN BELIEVED TO BE ACCURATE BUT NOT WARRANTED