

# N8218 ASHBERRY AVE - TOWN OF TAYCHEEDAH

## ADDITIONAL INFORMATION

150' FETT'S POND FRONTAGE! INCLUDES PIER!

VIEWS OF POND FROM KITCHEN/DINING/SUNROOM, GREAT ROOM, MASTER BEDROOM AND 2ND BEDROOM!

ALL NEW WINDOWS!

NEW FURNACE AND CENTRAL AIR!

WHOLE HOUSE GENERATOR IS INCLUDED!

RECENT ADDITION OF A 4TH BEDROOM SUITE WITH WALK-IN CLOSET, FULL BATH & EGRESS WINDOW IN LOWER LEVEL.

NEW WATER HEATER, NEW SUMP PUMP.

IRON CURTAIN, REVERSE OSOMIS SYSTEM

**Desirable Split Design Ranch Home:** *features Master Bedroom Suite located on opposite side of home from other two large main floor bedrooms.*

**Kitchen/Dining:** *This kitchen is a Chefs delight! 5x7 Island with Porcelain Counter top and a Kohler scrub sink. Cabinets galore! Snack bar, planning desk and all appliances included! Plus, an amazing view of the Pond!*

**Formal Dining:** *conveniently located right off the kitchen with vaulted ceiling and circle top window.*

**Great Room:** *features gas fireplace with ceramic surround and custom oak mantel with wood detail extended to ceiling and a circle top window. French doors on both sides of the fireplace lead to an impressive stone patio. Lighted plant shelf and surround sound wiring.*

**4-Season Room:** *features all windows overlooking the beautiful Pond! French door leads to the Patio!*

**Master Bedroom Suite** *features vaulted ceiling, large circle top window with window seat, new electric shade with remote, walk-in closet and large private bathroom with whirlpool tub, separate shower and extra-large vanity!*

**Main Floor Second Bedroom** *features recently added French door for convenient access to Patio.*

**Main Floor Office:** *features built-in book shelves.*

**Main Floor Laundry:** *features lots of cabinets and long counter to fulfill many tasks plus a sink and a closet.*

**Patio:** *Recently constructed! Stunning 2-tiered stone Patio with built-in lighting!*

**Seller is including a \$10,000 roof allowance.**