



Please Visit Our Website At
www.ppfdl.com

Address: W8706 Breakneck Rd., Oakfield



Price: \$638,000

Lot Size: 5.26 Acres

Sq. Ft: 4739

Style: 1-1/2 Story

Age: 2012

Taxes: \$9,675.84 -'23

Exterior: Fiber Cement

Water Heater: Gas (75 gal) **Ave. Utility Cost:** \$146/elec.

Schools: Oakfield

Garage: 3-1/2 Car Attached

Heat: LP Gas Fa/Zoned

Air: Central

Basement: Full/part finished

Sanitary: Conv. Septic

Water: Private Well

Flood Plain: No

Directions: Hwy 151 S to Cty D, S to Cty B, straight to Breakneck Rd, left to address.

Room Sizes:

Living Room:	32'7	x	20'5	(main)	Bedroom:	15'9	x	13'	(main)
Kitchen:	15'4	x	15'1	(main)	Bedroom:	16'	x	14'11	(upper)
Dining:	23'	x	10'4	(main)	Bedroom:	18'3	x	15'	(upper)
Laundry:	9'8	x	7'6	(main)	Bedroom:	16'8	x	13'4	(lower)
Bath:	Half			(main)	Family Rm:	34'3	x	20'6	(lower)
Bath:	Full			(main)	Office:	13'	x	8'8	(upper)
Bath:	Full			(upper)	Bath:			Full	(lower)

Inclusions: Dishwasher, B/I oven & range, refrigerator, water softener, window treatments. GDO & 3 remotes.

Exclusions: Washer, dryer. Sellers personal property. Stained glass window in office is negotiable.

Additional Information:
 OVER —————>

*In our opinion the information shown on this sheet is true, but not guaranteed and is subject to change or correction.

ADDITIONAL INFORMATION

Picturesque 12 yr new Modern Farmhouse with everything you could want! An open front porch will lead you into a foyer where in one glance you can see the large stairway, office/piano room and expansive kitchen/dining/living room with plenty of windows to see every country view! The bedrooms are extraordinarily big and the master is not only on the main level, but offers a private bath w/whirlpool tub, double vanity & walk-in tile shower! (There are walk in closets in 3 of the bedrooms) The lower level is wide open as well and has everything ready for a "mother/father in law" unit if needed. The 1st floor laundry/mud room is sure to please! Privacy can be yours!!!

There is plumbing in the wall between the lower 4th bedroom and kitchenette.

The garage is 30x34 and is finished and insulated. Engineered hw floors throughout. Maple cabinets. Light Pantry. Walk in attic for additional storage.