

—Property Highlights—

Lovely, updated and well-maintained two-story on tranquil Teal Lake! Home features 3 spacious upper level bedrooms including a private Master Suite. The main level is perfect for entertaining with a circular floor plan that invites great conversation. You'll love spending time in the sunroom that overlooks Teal Lake and the lovely landscaped backyard. Go for a kayak or canoe...or enjoy some tranquil moments.

The lower level walk-out is finished with a 4th bedroom, ¾ bath, 2nd family room with wet bar and loads of storage. Plenty of wonderful shopping and eating experiences await in nearby Arbor Lakes area and you'll love the proximity to Elm Creek and area parks and trails.

Main Level

- o Welcoming exterior entrance with well-appointed landscaping
- o Circular floor plan around the main staircase offering desirable entertaining spaces
- o Light-filled sunroom that overlooks the backyard and beautiful Teal Lake.
- o Access the great deck (12x8) for grilling and enjoying the fabulous view.
- o Spacious kitchen with undercab lighting, stainless appliances, solid surface counters and plenty of cabinets! You'll love the pantry cabinet, breakfast bar, and dedicated office area!
- o Wonderful family room with gas brick fireplace that's just off the kitchen
- o Convenient laundry room with Samsung front load washer/dryer and half bath on this level as well

Upper Level

- o This level boasts 3 spacious and sun-filled bedrooms each with large closets
- o Updated full bath with new tiled floor, faucet, lighting and enameled vanity
- o You'll LOVE having your own private Master Suite oasis with private full bath and walk-in closet

Lower Level

- o Enjoy this finished walk-out level with 2nd family room and wet bar, 4th bedroom with walk-in closet and ¾ bath with new toilet and tiled floor.
- o Walk-out to the backyard patio, lawn and take a canoe/kayak ride on Teal Lake @ non-motorized lake
- o Plenty of storage in the dedicated storage room with shelving (8x6)
- o Mechanicals are located across from the storage room

General Info

- o Beautifully landscaped front and back with flowering lilacs, hydrangeas, perennial bushes, plants and flowering trees; freshly mulched
- o Security System in place but never activated or used by these sellers
- o Teal Lake Park just down Rosewood Lane with tennis courts, playground, and ballfield
- o Be a regular at your new local hangout- The Look-Out Bar and Grill - just a 1 mile south on Pineview Ln
- o With over 240 businesses, Arbor Lakes has it all! Arbor Lakes consists of three distinct shopping areas; The Shoppes, The Fountains, and Main Street.

- At 4,900 acres, Elm Creek Park Reserve is the largest park in Three Rivers. The park features amenities for almost every outdoor activity, including the Winter Recreation Area, Eastman Nature Center, miles of hiking and biking trails, a swim pond, mountain biking, and much more. Elm Creek is also home to a variety of wildlife such as eagles, sandhill cranes, deer, bluebirds, beavers, loons, trumpeter swans and hawks. It's only 1 mile north on Elm Creek Pkwy!!

Home Updates

- New hot water heater replaced in Sept 2017
- All internal components in furnace replaced (primary/secondary heat exchanger -Fall of 2016 and fuel ignitor -Spring 2017)
- Furnace and AC installed 2009
- Roof replaced in 2006
- 150-amp electrical service
- New Samsung front load washer and dryer - Winter of 2016/2017
- New sump pump - October 2016
- New gutters with leaf guard protectors - May 2017
- Entire interior and exterior freshly painted - July 2017 to recently
- Kitchen window @ sink replaced - October 2016
- All popcorn texture removed on all ceilings of the house - Nov 2016
- Crown moldings were added to the Master bedroom and main floor living spaces
- All cabinetry in the kitchen as well as trim boards and bathroom vanities have been enameled
- New floor tile, fixtures, lighting in the upper main bathroom - Winter 2017/2018
- New floor tile and new toilet added in lower level bathroom - Winter 2017/2018
- Supplemental electric heat in lower level bedroom and family room
- All bedrooms are wired for a ceiling fan
- Stairway lighting and most lights are on a dimmer
- New lighting in the hallways, nursery, kitchen, laundry and master bedroom
- New asphalt, curbs and driveway apron in Summer of 2018

Note:

**Street Reconstruction Project - special assessment includes new curbs, asphalt, driveway apron

Total cost: \$5200 (ex: \$382.63 @ 4% for 20 yrs on taxes)

**Sunroom does not have its own heat source but is used year-round with the addition of a small space heater on the coldest days and nights.

**Supplemental electric heat in the lower level bedroom and family room