

ALL INFORMATION HEREIN DEEMED RELIABLE BUT IS NOT GUARANTEED.
ALL MEASUREMENTS ARE CONSIDERED ACCURATE, BUT MAY NOT BE
EXACT.

12 Countryside Lane
\$835,000



Welcome to an excellent opportunity to obtain an UNCONVENTIONAL open flowing floor plan wrapped in a handsome Colonial Cape and Dutch style. Lots of old brick, 4 fireplaces, walnut millwork, cherry cabinets, oak, crown, bookcases, large windows, solid wood paneling, recessed lighting, large workshop, all under a Grand Manor roof with a touch of copper over top of approximately 5,200 square feet. Optional 2 car+ garage. A special home that is probably the best value and LOCATION available now in the Tuckahoe, Freeman district.

FIRST FLOOR

Entrance Hall : 14'9" x 9'6" (irregular) - double crown moulding, chair rail

Dining Room: 13' x 21' - double crown, chair rail, 4 windows, wood burning fireplace

Morning Room: 20' x 12' - double crown, chair rail, recessed lighting, ceiling fan

Eat in Kitchen: 13'9" x 21' - cherry cabinets, wainscotting, Jenn-Air range, built in Microwave, Refrigerator, Dishwasher (2009), Corian countertops,

Hardwood floor.

Family Room: 19'6" x 15'3" - Crown moulding, chair rail, walnut wainscotting custom walnut bookshelves with base cabinets, old brick raised hearth
arched fireplace, recessed lighting. Glass French doors leading to the florida room.

Florida Room: 24' x 23'6" - recessed lighting, wall to wall carpet, 2 ceiling fans, bay window, closet, very bright with lovely view of the backyard
and woods.

Back Hallway: 25' with walnut wainscotting, recessed lighting, door to back steps and deck. Allows for circular flow on the first floor.

Wet Bar: 7'8" x 12'8" - sink and refrigerator with lots of custom walnut cabinet
space and under cabinet lighting.

Hall Half Bath: crown moulding, vanity.

SECOND FLOOR

Master Bedroom: 21'6" x 16'6" (irregular)- raised hearth brick fireplace, 1 double and 1 single closet, recessed lighting, 4 windows.

Master Bath: ceramic tile floor, vanity with two sinks, tub with shower.

Master Bedroom sitting area/dressing Room: 17'6" x 16' (irregular)- 2 double closets, 1 single closet, recessed lighting, shed dormer with 3 windows.

Utility Room: 6' x 12' - washer and dryer included, built in shelves and table

East Front Bedroom: 16' x 12'6" (irregular)- 2 closets, built in corner cupboard, 4 windows.

South Bedroom: 19'9" x 12'6" (irregular)- window seat with built-in drawers, recessed lighting, 4 windows, deep closet with shelves

West Corner Bedroom: 14' x 16' (irregular) - 2 double closets (one with built in Shelving), 3 windows.

LOWER LEVEL

Recreation Room: 24'6" x 14' - wall to wall carpeting, pine paneling, wood burning fireplace with raised hearth, recessed lighting, 2 windows, door
To back yard and deck. Supplemented by electric baseboard heat.

Full Bath: with shower

Storage Room: 14'6" x 7'

Former Garage / Bedroom / Home Office: 21'9" x 19'9" - closet parquet floor, nice Large doors with direct access to driveway. Utility closet with hot water heater,
And heat pump.

EXTERIOR

Tool house / workshop: 16' x 20' - designed to match the house, windows for natural Light, pull down attic storage, 2 entrances, electricity.

Deck: 16' x 24' - "as is condition"

ADDITIONAL AMMENITIES TO CONSIDER

- * 4 woodburning fireplaces**
- * 1 new heat pump in 2008 and 1 new heat pump in 2009. There is oil forced air backup.**
- * Most of exterior is Hardiplank and all of exterior was repainted in 2010**
- * Grand Manor Roof**
- * Oversized gutters and downspouts with Gutter guards**
- * Former 2 car garage which was converted to quality heated and cooled space can be returned to its garage status by reinstalling new garage doors and making some minor modifications.**
- * The owner will provide the purchaser a \$10,000 credit at settlement for garage modification and any needed deck repairs.**
- * Wooded lot to the North is owned by Countryside Corporation and is not currently a buildable lot.**

NOTE: While there are no known defects, the chimneys and deck will convey “as is”

For further information please call exclusive listing agent:

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