

# Features of this property . . . .

## **Lot & Utilities**

- Presently being sub-divided - subject to final approval & registration - see attached drawing.
- New sewage system - Advantex AV 20 installed by Peel's Excavating.
- More info at. <https://odl.orengo.com/documents/ABR-ATX-1.pdf>
- Water well - drilled in 1985 - 100' deep. Was originally tested at 3 gpm. There is an iron treatment appliance installed, but based on the staining of fixtures, either not functional or unused. See attached report.
- HE furnace 2020
- Hot Water Tank 2020
- Shingles were replaced in 2009

## **Chattels**

All sold "as is"

Fridge, gas cooktop, built-in microwave/convection oven (oven works - microwave does not), garburator (does not work and should be removed for septic system purposes), water distiller (included, but needs servicing and/or repair), washer, dryer, 2 ceiling fans, 4 garage openers, built-in vac

## **Security**

System is paid for - presently being monitored on a month to month basis. Control pad in house controls the activation for both the house and the shop.