

# PRICE STARTS AT \$250,000

Experience peaceful living and incredible natural beauty in this brand-new 2-story home, perfectly situated on **6.11 private acres** with a scenic brookside view.

**Walking distance to Melendy Pond**



## Property Details:

***Newly Built 25' x 30' 2 Story Home on 6.11 acres***

### **1st Floor Features:**

- Spacious Mudroom / Utility Storage Room
- Bathroom with laundry hook Ups
- 2 Car Garage big enough for storage plus workshop already installed

### **2nd Floor Features:**

- Open-concept living area & kitchen
- Master Bedroom & Full Bathroom

## Deal Breakdown/Terms:

- Buyer pays all closing costs, including the seller's cost.
- Agents please contact us for referral fee information.
- Buyers do their own due diligence.
- Assignable Contract and the property is sold "AS IS, WHERE IS" condition.

## Property Condition:

- Permitted well installed - Drilled & fracked at over 500 feet deep
- 4 Bedroom Septic Tank and leach field installed with chambers
- Finish work remains
- All appliances except fridge are onsite
- Sheetrock & Floors need to be completed
- Opportunity to add second bedroom

**Offers due by June 17<sup>th</sup> 2025 by 3PM. Upon offer acceptance \$5k of earnest money will be required (non-refundable)**

**Viewing**

**June 14<sup>th</sup> 1pm**

FOR MORE INFORMATION REACH US AT:

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**PHOTO AND ADDRESS AVAILABLE UPON REQUEST**

