

ADDITIONAL PROPERTY FEATURES

Home

- Maintenance free brick and vinyl siding
- Abundant closets and storage throughout home
- Attached two-car garage with attic storage above.
- Primary bath and bath off kitchen each fully renovated in 2025
- New carpet installed in all bedrooms in 2025
- In-law suite with private entrance was renovated in 2016/2017 and features faux wood ceramic tile flooring, fully equipped kitchen, full bath, living room with wood stove, laundry room and 5th bedroom (no closet)
- Two new HVAC units installed in 2025
- New front stairs installed in 2025
- Utilities include Cassatt Water, Lynches River Electric and high-speed internet via Rivernet Connect

Workshop

- 20' x 55' vinyl-sided workshop on cement slab
- Dedicated electrical power shared with barn
- 30-AMP outlet for RV hookup
- Large, sliding barn doors provides easy access for large equipment, lawn mower, etc
- Two wall AC units keep workshop cool in summer
- Ceiling fans throughout
- Numerous built-in cabinets and workbenches

Barn

- 41' x 48' vinyl-sided barn with open-truss construction and metal roof
- Two 12' x 12' horse stalls with rubber mats
- Dedicated electrical power shared with workshop
- Water available in barn
- Stalls are modular and can be easily disassembled
- Each stall provides direct access into fenced pastures
- Barn has dirt floor for easy footings
- Plenty of room for additional stalls, farm equipment, and lake toys.

Dock

- Permitted dock rebuilt in 2021
- Fixed pier and floating dock
- Metal canopy over boat slip
- Slip can easily accommodate 24' pontoon
- Deep water access

Land

- 8.04 acres
- 100' of lake frontage
- Lake-fed irrigation system irrigates both front and back yards
- Additional cleared and level homesites can accommodate multi-generational living
- Extensive drainage systems and French drains throughout landscape insures water is diverted from home and outbuildings.