PROPERTY amenities

8606 RILEY'S BAY ROAD | BRUSSELS

PROPERTY DETAILS

YEAR BUILT: 2005

BUILDER: Van's Builder

ROOF: Asphalt | Original

WINDOWS: Anderson | Original

EXTERIOR: 2-Story | Stone and Cedar Siding | Flagstone Patio | Spacious Covered Front Porch with Recessed Lighting| | Flagstone Front Path to House | Irrigation System | Established Landscaping | Additional Parking

GARAGE: 2-Stalls | Finished Walls | Window Overlooking Side Yard |Service Door to Backyard | Service Door to Side Yard | Firewood Storage

MECHANICALS: HVAC - LP Gas Heat and AC | Water Heater 2025 | Water Softener (Owned) | Sump Pump and Backup

APPLIANCES: SS French Door Frigidaire Refrigerator | SS Frigidaire Gas Range/Oven | JennAir Grill Top | SS Frigidaire Microwave | SS Frigidaire Dishwasher | Beverage Refrigerator Washer and Dryer (Electric)

8.56	2,005	1,568 MAIN LEVEL 437 UPPER LEVEL	2	2.5
ACREAGE	TOTAL SF		BEDROOMS	BATHROOMS

PROPERTY FEATURES

Nature Retreat Located across from a Cherry Orchard and a Short Distance from the Bay and Boat Launch | Spacious Flagstone Patio Looking Out to a Nature Filled Backyard | Cast Iron Wood Stove in Great Room | Main Level Primary Suite | First Floor Laundry | Office on Main Level (Potential for an Additional Bedroom) | Perfect Balance of Private Nature Living with Everyday Conveniences a Short Dive Away

INCLUSIONS

All Appliances | TVs | Bed Frame in Upper Level Bedroom

EXCLUSIONS

Wooden Table in Garage | Staging Items

This document is to provide helpful information about this property and its amenities. It is not intended to be an all-inclusive list of every feature of this home, nor is it deemed to be 100% accurate. An offer to purchase would dictate what is included in the sale.

MAIN LEVEL



FOYER

Half Lite Lead Glass Front Entry Door with Lead Glass Lead Glass Side Lite
Coat Closet
Stairs to Upper Level
Door to Lower Level
Chandelier
Hardwood Flooring



GREAT ROOM

Wall of Windows Overlooking Backyard
Extended Height Ceiling
Cast Iron Wood Stove with Floor to Ceiling Tile Surround with Tile Flooring Area
Open to Upper Level Walkway
Built-In Bookcases with Glass Doors
Built-In Custom Entertainment Cabinet (TV Included)
Recessed Lighting
Carpet Flooring



DINETTE

Glass Patio Doors with Side Lites Leading to Spacious Flagstone Raised Patio
Chandelier
Hardwood Flooring

MAIN LEVEL



KITCHEN

Wood Custom Cabinets with Under Cabinet Lighting and Corner Display Shelving
Window Above Sink Overlooking Front Yard and Orchard
Breakfast Bar Seating
Glass Block Island with JennAir Grill Top
SS Frigidaire Range/Oven, Refrigerator, Dishwasher and Microwave
Granite Countertops
Tile Backsplash
Recessed Lighting
Hardwood Flooring



LAUNDRY

Window Overlooking Backyard
Shelving
Wood French Doors
Wash and Dryer (Electric)
Tile Flooring



HALF BATHROOM

Window Overlooking Backyard
Pedestal Sink
Mirror
Sconce Lighting
Tile Flooring

MAIN LEVEL



PRIMARY BEDROOM

Two Windows Overlooking Front Yard
Double-Door Reach-In Fitted Closet
Carpet Flooring



PRIMARY BATHROOM

Vanity with Sink, Mirror and Sconce Light
Doorless Walk-In Fully Tiled Shower
Tile Flooring



OFFICE-POSSIBLE THIRD BEDROOM

Glass Patio Door Leading Patio
Windows Flanking Patio Door
Three Transoms
Custom Built-In Bookshelf and Desk
Glass Door to Great Room
Hardwood Flooring

UPPER LEVEL



BEDROOM THREE

Triple-Hung Window Overlooking Front Yard
Two Reach-In Closet
Ceiling Fan with Light
Carpet Flooring



BATHROOM THREE

Vanity with Sink, Cabinet Storage and Full Mirror
Sconce Lighting
Linen Tower
Tub/Shower Insert with Products Shelves
Tile Flooring



FLEX SPACE

Possible Office, Play Area, Reading Lounge, Exercise Area
Carpet Flooring