

## **Lakefront Home with Back Lot – Peaceful Mountain Retreat on 3.3 Acres**

**Offered as a complete package: Front Lot + Back Lot**

### **Front Lot – 1 Acre with 350' of Lakefront**

Welcome to a rare find: a beautifully maintained, 1-acre lakefront property nestled on a spring-fed mountain lake with 350 feet of shoreline. One side of the property is bordered by a crystal-clear mountain stream that feeds into the lake, adding to the peaceful, natural setting.

### **Main House – 2,374 sq. ft. including Finished Walk-Out Basement**

- Year-round home with spacious living and entertaining areas
- Full finished basement includes a wood stove and a laundry/storage room with built-in window seats for extra storage
- Eat-in kitchen with island and included appliances: propane gas range, refrigerator/freezer, dishwasher, full-size washer & dryer, dehumidifier
- Whole-house water filtration system
- Flooring: durable carpet, ceramic tile, and vinyl tile
- Electric baseboard heat, gas hot water heater, gas furnace
- Ductless air conditioning on the main floor
- Fiber optic cable and buried phone lines

### **Decks & Outdoor Living**

- Large 12' x 30' deck with breathtaking lake views
- Additional 14' x 14' deck off the kitchen for easy outdoor dining
- Native stone outdoor fireplace
- Motion-sensor exterior floodlights
- 12' square floating dock with ladder and anchors

### **Extras**

- All HOA dues and assessments have been paid IN FULL on both lots.
  - Assorted water equipment: paddle boat, row boat, canoe
  - 1 fixed and 2 portable wooden picnic tables
  - House is beautifully sided with cedar shakes
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### **Back Lot – 2.3 Wooded Acres**

Private and serene, the back lot includes:

- Oversized two-car garage with remote openers, a side/back entrance, and storage space for a garden tractor

- New (2023) 15' x 20' Amish-built barn

### **Guest/Additional Living Space**

- 16' x 24' great room with large native stone fireplace
- Two small bedrooms – perfect for guests, a study, or office
- Three full bathrooms, all with comfort-height commodes
- Two primary suites with attached full baths
- Three additional sleeping rooms
- Pleated shades in bedrooms and upstairs bath allow for privacy and light control
- Remote-controlled stair gliders on both staircases
- Drapes and shades throughout
- Coat closets at both the back and side entries

### **Utilities & Systems**

- Deep 120' drilled well
- Septic system
- Gas furnace and hot water heater

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**An ideal mountain lake escape with room for guests, gear, and quiet living.** Whether you're looking for a year-round residence, a vacation home, or a multi-generational retreat, this unique property offers comfort, privacy, and unforgettable views.