



***On 2.18 Acres in Hillcrest***

This low maintenance, one-level vinyl rancher offers a lot of living space, 3 bedrooms, & 2 baths. The only owner has meticulously maintained this home, installing flip gutters, laminate floors, granite countertops, & new heat pump 5 years ago. On a quiet cul-de-sac, this home is ready for you to move in and enjoy.



*28'x14' Living Room*



*24'x12' Family / Sun Room*



*Dining Area*



*Master Bedroom*



*Easy flip gutters!*



*Granite countertops in kitchen.*

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Lot 6, 2.178 Acres

**Approximate Room Sizes and Features**

*Beautiful new laminate floors throughout except as noted.*

Living Room	28'x13'6"	Fireplace with insert, fan, two doors into kitchen.
Kitchen	25'8"x11'6"	Granite counters, dining area, dishwasher, range, laundry closet
Den/Sun Room	23'6"x11'7"	Carpeted, 5 sets of sliding glass doors, storage closet, fan.
Hall Bath		Ceramic, tub/shower
Master bedroom	17'x11'6"	Fan, double closet, private tiled bath with fiberglass tub/shower.
Corner bedroom	11'x10'3"	Ceiling fan.
Center bedroom	10'x10'	Ceiling fan.

**Built:** 1983      **Water:** Deep well, pump 2 yr.      **Sewer:** Septic tank  
**Sq. Ft.:** 1692      **Heating:** Heat pump, 2 yr.      **Taxes:** \$949  
**Roof:** Composition shingles, 7 yr. old, with 20 yr. guarantee Flip gutters installed 2 years ago.  
**Siding:** Vinyl siding & vinyl windows installed 2 years ago.  
**Attic:** Pull-down stair to floored attic.      **Rear Deck:** 16'4"x 11'      **Side Deck:** 23'8"x7'  
**Home Owners Association:** Road maintenance cost varies from \$150 to \$250 per year.



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