



## Taking a closer look at 97 Peruville Road, you'll find ...

- A spacious 2,400 square foot home that has been essentially totally rebuilt since 2005. The home has new windows, vinyl siding, roof, electrical upgrades, and new septic system in addition to a new contemporary addition with separate utilities. This space may be utilized as an in-law or income apartment or office space. [Local zoning permits usage as low-traffic commercial space such as a doctor, lawyer or an accounting firm.]
- The primary residence features a new kitchen with solid hickory cabinetry, stainless steel appliances, handy breakfast/snack bar and touch laminate flooring. The space is both attractive and highly functional.
- The formal dining room and spacious living rooms both have vaulted ceilings, large windows and new hardwood floors. French doors open from the living room to a delightful private, enclosed rear porch. [The porch could easily be converted to year-around space.] Closet doors provides access to a “hidden” laundry center and sink.
- The home has a total of up to 4 bedrooms and 3 new full baths. The layout offers a significant measure of versatility allowing one of the bedrooms to be easily allocated either to the primary residence or to the adjoining apartment.
- The master bedroom suite has a large walk-in closet and its own attached bath with an oversized tiled shower. The master bedroom and one additional bedroom have hardwood flooring; the other bedrooms as well as the contemporary addition all have wall-to-wall carpeting.
- The addition also has a laundry center.
- There is an oversized 2-car garage/workshop plus a garden shed for lawn and garden tools.
- The home is sited well back form the highway on 2.24 level, partially wooded acres just 5 minutes from shopping malls, municipal offices, and schools. The large back yard provides a comfortable measure of security for children and pets to play.
- **Owners are willing to consider the exchange of a smaller home in good condition (subject to an independent appraisal of market value) as a portion of the purchase offer.**