

## **HIGHLIGHTS: 1117 Blueberry Lane, West Bradford**

*By The Crouses*

### **Property Sale Points**

1.1 acres; .5 wooded with Pin oak, Red oak, White oak, Maple, Cherry

3 bedroom colonial with family room and one car garage

Full Basement --- potential for finishing

Simonton Low E double hung windows keep cool air and warmed air in regardless of outside temp

#### ***Window Treatment – (Included)***

[Window Blinds, Wood Shutters, Curtains and Wood Curtain Rods]

#### ***Appliances – (All included)***

[Whirlpool French Door refrigerator bottom freezer (2021)

Whirlpool glass top electric range/oven

Bosch D/W

Full quartz counter top and full backsplash with under counter stainless steel sink (2020)

GE counter top Microwave]

Boise Cascade Oak Kitchen cabinets

GAF Roof shingles installed per GAF 50 year Warranty rules; gutter guard protection

DuPont Vinyl siding

Bradford White 50 gallon electric water heater; (water intake is preheated through boiler during boiler season, cutting electric cost)

Ceiling fans with light in family room, kitchen, bedrooms and office

#### ***House Heating/Cooling***

[Columbia Boiler with radiant heat (average 600 gallons oil each heating season; October - March)

Mitsubishi Mini Split Heating/Cooling: 2 compressor units outside 36K and 9K); 5 heating/cooling units inside: Family room 9K; Living/Dining 12K; Office 6K; Master Bedroom 9K, Front Bedroom 6K (each has separate controls for temp, vane, heat or cool)

Energy Harvesters Wood burning stove in family room; exhaust pipe has solid insulation through wall and Upward through chimney]

*(Note 3 options to provide house heat – boiler, wood stove, mini split)*

Property fenced with 4' vinyl covered chain link; 3' gate opening; 10' gate opening between house and pole barn; 10 Post & Gate opening via woods from Blueberry Lane

Newer asphalt driveway (2021); three quarter stone edged; sealed 2023

Three quarter stone from driveway end to pole barn

22' Flag pole with permanent ground socket; sits between 2 tall rodadendrum at North corner of property

10' wide post gate allows vehicle access to back yard

New (7/25) Septic tank with stoned drain field, approved by PSMA and CC Board of Health

### ***House Rear and East side***

Concrete patio 13' X 15'

12' X 14', A=Frame Wood pavilion, stained yellow pine bolted to concrete patio; with overhead lighting

24' X 38' pole barn, painted steel with 20' windowed garage door; 2 side double hung windows; poured concrete floor; hurricane hangers strengthen roof wind resistance; gutter guard protection

Steel fire pit; 24" diameter

### ***Lawn and Garden tools\_– (Negotiable)***

John Deere Lawn tractor with grass mulching attachment; and optional grass/leaf bagger system

Ego battery powered snow blower; battery charger and 2 56V batteries; (used 2 winter seasons)

Black & Decker 18" hedge/bush trimmer (battery and charger included)

Troy-Bilt 21" push mower (Briggs & Stratton gas powered)

Used like New, ECHO 14" Chain Saw and Case; Bar oil included

Sears 18' telescoping tree saw/lopper.

GreenWorks Power Washer 1700 PSI

Post hole digger

Werner 24' aluminum ladder

6' wood step ladder

2 Snow shovels

4 cubic foot wheelbarrow; non-metal barrow; air pneumatic tires