

A Short Drive Out Of Town!



E3968 Pearson Road~La Valle~\$322,000

Lot Size:	5.32 Acres	Kitchen:	15'8" x 11'4" Laminate, Granite Countertops, Amish Cherry Cabinetry, Snack Bar, Pantry, Tiled Backsplash
Taxes:	\$3206.73 (2022)	Dining Area:	17' x 11'4" Laminate, BIG Picture Window!
Square Footage:	2128 SF Approx.	Living Room:	15'5" x 15' Laminate, Fan, Yard Access
Exterior:	Vinyl Siding/Stone	Bathroom:	7'9" x 5' Tile, Tub/Shower, Vanity, Linen Storage
Roof:	Asphalt Shingle	Bedroom:	13'5" x 11'3" Carpet, Walk-In Closet, Fan, Bath Access
Electrical:	200 AMP	Bedroom:	11'4" x 11'7" Carpet, Fan, Closet
Heating/Cooling:	LP Boiler/Electric/Wall	Bedroom:	11'7" x 10'4" Carpet, Fan, Closet
Well System:	Private Well	Laundry:	Convenient~Behind Closed Doors in a Large Closet Space
Septic System:	At-Grade System	<u>Lower Level</u>	
Water Heater:	40 Gallon/LP	Family Room:	Vinyl, Recessed Lights, Walk-Out to Yard
Garage:	1-Car Under/2-Car Detached	Bathroom:	5'6" x 7'2" Vinyl, Shower
Year Built:	1990	Bonus Room:	10'10" x 10'8" Vinyl, Closet, Fan
Included: Range, Refrigerator, Dishwasher, Washer, Dryer		Storage Room:	11' x 10'9" Vinyl, Excellent Storage Space
Work Benches, Tree Stand			
NOT Included: Porch Swing, Window Coverings & Rods,			
A few Hostas			

Perfectly located 3-4BR/2BA home sitting pretty on 5.32 acres just outside the Village of La Valle. Hwy 58 is nearby for an easy commute! High speed fiber so working from home is a breeze! Step inside and enjoy the open kitchen/dining space offering wood laminate flooring, Amish crafted Cherry Cabinetry, Granite countertops and an abundance of convenient storage options. Large living room with loads of windows for natural light & views of the rustic surroundings. Ample sized bedrooms with fans & closets. Partially finished walk-out lower level adds to the livability of this comfortable country abode. Single car tuck under garage PLUS an additional 2-car garage so storage of cars, toys, bikes & garden equipment isn't a worry. Hunt & hike right out your back door or sit on the deck and enjoy the view....life is good!

Presented By:

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