

# Lake Front Living at Lake Redstone!



## *E4595 Kingfisher Circle~Lake Redstone~\$449,500*

Location:	Lots 13/14 Kingfisher	Kitchen	12'3" x 11' Wood, Granite Countertops, Snack Bar, Tile Backsplash
Lot Size:	166' Shoreline/.92 Acres	Living/Dining:	25' x 12' Wood, Gas Fireplace, Skylights, Vaulted Ceiling, Fan, Closet
Sq. Footage:	1449 SF Approx.	Bedroom:	10'2" x 10'2" Wood, Closet, Ceiling Fan
Taxes:	\$6744.80 (2017)	Bath:	6'4" x 6' Tile, Vanity, Corner Shower
Exterior:	Vinyl Siding	Upper Level	
Heating:	LP Forced Air	Bedroom:	12'5" x 12' Wood, Closet, Fan, Bath Access
Cooling:	Central Air	Bedroom:	12'5" x 11'2" Wood, Closet, Fan, Bath Access
Septic:	Holding Tank (2500 Gal)	Bath:	9' x 5' Tile, Vanity, Tub w/Shower
Well:	Private Well, 120'	Basement:	28'8" x 28' Painted Concrete Floor, Walk-Out To Lakefront Patio, Storage Area w/Shelving, Laundry Facilities, Utility Sink. Finish it the way YOU want or leave it as is!
Electrical:	200 AMP		
Garage:	2+Car w/Upper Level		
Water Heater:	50 Gallon/Electric		

Included: Range, Refrigerator, Dishwasher, Window Treatments, 4-Bar Stools, Shed, Dock, Boat Lift, Wooden Outdoor Furniture

The stupendous location on the main body of Lake Redstone is where the story starts! 166' of privately owned shoreline with loads of sandy swimming area is yours for the taking along with this beautifully maintained & recently updated 3BR/2BA home! The cook will enjoy the kitchen complete with granite countertops, a 4-person dining bar and lots of cabinets to fill. The combination living/dining room is the place for family & friends to gather in style and offers access to the expansive lake-side deck, a clean burning gas fireplace & nothing but the comforts of home. Upper level Jack 'n Jill bedrooms with a newly upgraded bath! The walk-out lower level is currently unfinished and offers great exercise, storage & office space, but could also be an awesome living space. Superbly finished over-sized garage with an upper level storage area. Mature trees add beauty, privacy & shade. Call for a private tour!



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