

Waterfront Serenity in Amherst

Huge Wow Factor!



BUILDER'S OWN HOME FOR SALE \$474,900

- approx 2400 square feet of newly redesigned and completely rebuilt living area
 - 200 linear feet of waterfront
 - 5 Acres subdivided lot for building a 2nd house for your in-laws or children OR just keep as one private 5 acre retreat
 - 3 Large Bedrooms (two with water views)
 - 3 ½ baths all featuring heavy etched glass vessel sinks
 - 2 1/2 car garage (manspace with 60 amp electrical service)
 - Impressive prised leaded glass entry door
 - Vaulted portico and breezeway embraced by 8 stone piers and massive columns
 - Sweeping circular driveway with calming view of 1 acre lake as you approach your home from hard days work (or play)
 - Rolling contours and lovely woods
 - Spacious deck with vaulted screened porch
 - Plenty of outdoor living and entertaining space
 - Rock foundation watertable and piers
 - Heavy-gauge long life brand new standing seam metal roof in medium bronze color
 - Anderson windows and doors
 - **Massive Stone fireplace** in upper level vaulted great room
 - Gourmet eat-in kitchen featuring **all new** everything:
 - ...upscale stainless steel appliances including a commercial style dual fuel-5 burner-2 oven- stainless steel range
 - ...Natural Quartz Stone countertops (better than granite)
 - ...Custom Maple cabinetry including many convenient accessories
 - ...Island with butcher block maple countertop
 - ... Phone/communication center desk topped with butcher block
 - Maple and Stainless Ceiling fans in every room
 - Plumbing for optional custom outdoor shower
 - Outdoor alcove for optional hot tub
 - Wiring for optional lake fountain
 - Wide 6' spiral black wrought iron staircase w/ solid maple stair treads
 - Solid wood interior doors throughout w/ stainless steel accessible design lever latchsets and stainless steel hinges
- ~~—\$595,000~~

Price reduced to \$474,900

www.normpalmer.com

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