

FOR SALE

1335 Fernwood Drive Lapeer, MI 48446

<http://www.the-neffs.com/house>



Awesome 2-story custom contemporary on breathtaking 15 acre wooded estate

---REDUCED---

\$381,000 - willing to negotiate For Sale
3% sales commission to buyer's agent.

1335 Fernwood Drive
Lapeer, MI 48446

3 bedrooms, 4 ½ baths
Single Family

Contact the Owners

Vance & Kathy Neff

810-309-2909 & 810-664-1618

Email: house@the-neffs.com

About this Property

Bedrooms:	3	Year Built:	1994
Bathrooms:	4.50	School District:	Lapeer
Floors:	2.0	Garage Size:	2.0
Sq. Footage:	2800	Lot Size:	15 Acres
Schools:	Maple Grove Elementary & Roland-Warner Middle school		

Amenities:
Fireplace, Central AC, Carpeted Floors, Wood Floors, Appliances negotiable, Patio/Balcony, Basement, Room, Central Heating, Deck/Porch, Garage, Jetted Bonus/Great Bathtub, Spa/Jacuzzi, Office/Den, Tile Floors, Nice View

Description:

Awesome 2-story custom contemporary on breathtaking 15 acre wooded estate with picturesque views from every window, extensive decks and bridge overlooking entrance and great room with 2-story fireplace and massive windows. Large kitchen with lots of cupboard space, master suite with Jacuzzi and glass bricked shower and finished walkout with extra large windows and fireplace. Hardwood floors, six-paneled doors and ceiling fans throughout.

- * Great Room (2 Story) with Gas/wood burning Fireplace.
- * 2 story Foyer.
- * Solid 3/4 inch Oak flooring throughout (70% of House), main floor refinished end of 2011.
- * Double paned Windows.
- * Finished Walk out Basement with Wood burning (gas lighter) Fireplace and full bath.
- * Dining room.
- * Room off of basement prepped for a hot tub (green board & humidity controlled vent).
- * 3 Bedroom (Guest bedroom bath with Jetted Tub).
- * 4.5 Baths - all Ceramic tiled. Full baths on 1st & 2nd floor with heaters and night light.
- * Central air-conditioner, whole house attic fan and Ceiling Fans throughout.
- * Master Bedroom with 3-way gas Fireplace, Jacuzzi tub, Glass bricked shower, Private Deck and 3 electric skylights.
- * Marble Floor Foyer and hallway and 1/2 bath.
- * 2 Water Heaters with hot water circulator.
- * Large kitchen with Peninsula counter seating area, large electric skylight with rain sensor and lots of cupboard space.
- * 3 Fireplaces - master bedroom, great room and basement.
- * 3 Decks (Master bedroom deck replaced 2006 and has a retractable awning. Den deck expanded 2005).
- * 2 car attached garage with extra storage.
- * Central Vacuum system.
- * Exterior re-stained 2005.
- * Trash compactor.
- * Generator power backup support - 5000 watt portable generator available.
- * Septic & well & propane (own 1000 gallon tank) & underground electric and phone.
- * Summer property taxes for 2011 were \$1812.19 and 2011 winter taxes were \$1817.35.

FOR SALE

1335 Fernwood Drive Lapeer, MI 48446

http://www.realtor.com/realestateandhomes-detail/1335-Fernwood-Dr_Lapeer-Twp_MI_48446_1120611837

<http://www.the-neffs.com/house>

