

24 Cedar Lane, Mono Supplement to Listing



Upgrades & Improvements

- **3/4" Hardwood Floors:** in Foyer, Dining Room, Kitchen, Family Room, Child's Bedroom
- **Newer:** Bay Window in Dining Room, 8' Sliding Door from Kitchen & from Family Room to Deck, Family Room Windows
- **Kitchen**—Shaker Design White Cabinetry, Quartz Countertops & Peninsula, Pantries, Crown Moulding & LED Lighting
- **Family Room**—with Napoleon Airtight Fireplace C/W Blower, Main Drop Beam Full Length of Room, LED Lighting with Dimmer, Ceiling Fan
- **Upper Level Bathroom**—Deep Soaker Bubble Tub with Lighting Package & Handheld Remote, Porcelain Tile Floor has Under Floor Heating, Glass Shower Door, LED Lighting with Sensor Dimmer Switch
- **Master Bedroom & Upper Loft**—New Broadloom 2021
- **Lower Level Rec Room**—Easy Care Vinyl Flooring, Drop Ceiling, LED Lighting
- **Lower Level Office or Den**—Easy Care Vinyl Floor
- **Lower Level Bathroom**—2021: Toilet, Vanity, Shower, Humidity Control Exhaust Fan, Easy Care Vinyl Flooring, LED Lighting
- **Lower Level Laundry Room**—Easy Care Vinyl Flooring, LED Lighting
- Vinyl flooring throughout lower level, including the hall, utility and furnace rooms

Utilities

- Painted Throughout 2021
- Cell Phone Booster, Newer Propane Furnace
- Recent propane furnace
- Sump pump with power indicator light
- Recent water softener
- Generator panel with exterior connection point
- GFI power indicating lights for soffit receptacles (for roof heating)
- Roof shingles 3 years old, soffits, fascia & eavestroughs updated
- **Exterior:**
- Newer wraparound back deck with LED lights under, propane gas connection for BBQ, lattice enclosed with 3 doors for access to storage, gated stairs
- Motion sensing security lights around whole home
- 2 courses unilock stone to allow for easy grass trim
- Large deck close to and overlooking creek with mature tree in middle. Tiki torches around perimeter
- Kids' playhouse
- Shed for garden tools, Hobo Garage, 3 door shed for the equipment (e. g. ATV, driving lawn tractor, golf cart [not included]), storage shed in front
- **Annual Utility Costs:** Hydro: \$2660 Propane: \$2664 Propane Tank Rent \$197 Water Heater Rent \$310
- **Bunky:** Electric baseboard heat, small airtight fireplace, full size electric stove, sauna, toilet, shower, sink