

## Property Overview

- **Style:** Farmhouse
  - **Year Built:** 1910
  - **Stories:** 2
  - **Lot Size:** 38.31 Acres
    - **Single Family Residential** 2 Acres
    - **DRS Land** 36.31 Acres
      - (2.5 Acres wooded land & 3 Acres of open land for planting)
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## Bedrooms & Bathrooms

- **Bedrooms:** 3
  - **Full Bathrooms:** 2
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## Interior Features

- Open Kitchen
  - Hardwood Flooring
  - Living Room
  - Dining Room
  - Den / Office
  - First Floor Bathroom
  - 1 Fireplace
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## Systems & Utilities

- Hot Water Heating
- Wall / Window A/C Units
- Private Well Water

- Private Septic
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### **Basement**

- Partial Basement
  - Bilco Doors
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### **Exterior Features**

- Frame Construction
  - Wood Siding
  - Asphalt Shingle Roof
  - Driveway
  - Scenic Views
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### **Outdoor Living & Amenities**

- In-Ground Heated Pool (Vinyl)
  - Deck
  - Patio
  - Covered Porch
  - Outdoor Shower
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### **Recent Improvements & Upgrades**

#### **Interior & Structural**

- Structural reinforcement of roof and cellar/foundation
- New boiler
- New hot water heater
- New well pump tank

- Interior painting (2023)
- New stove (2025)
- Washer & dryer included

### **Vineyard Enhancements**

- Extensive vineyard maintenance includes:
  - Brush clearing
  - Fence and trellis repairs
  - Soil improvements
- Canopy improvements

### **Exterior & Systems**

- New irrigation pump house (2024)

### **Pool Updates**

- New liner (2023)
- New patio (2023)
- New filter system
- Converted to saltwater system
- New LED pool lighting