

# 18 & 20 CHERRY HILL LANE PROPERTY FEATURES

HOUSE/DUPLEX, MANUFACTURED HOME, WAREHOUSE, 2-STORY GARAGE/SHOP  
ON 9.5 ACRES OFFERED AT \$1,498,000

## House/Duplex - 20 Cherry Hill Lane

Year Built: 2000 2 Story - a total of 3,600 Sq ft - both rented

3 bed 2 bath (rented) Two separate living qtrs Partitioned in May 2018 - APT A & B (Rented)

**Upstairs Unit A** - 1,800 Sq ft - 2 bedrooms - 2 baths - 1 w/ shower/sink tile counters & 1 w/shower/tub, sink laundry area, kitchen, dining & living area, picture windows.

**Downstairs Unit B** - 1,800 Sq ft - 1 bedroom - 2 bath - both w/shower/tub/sink, kitchen = laundry off kitchen area, dining & living area, w/river rock hearth & wood stove, custom built-in's, picture windows.

Utilities = Units separately metered for power

Heat - Each Apt has its own oil Toyo heaters.

Both units are on a Culligan water treatment system

Septic - on own (new risers for access)

Shared Well (see agreement)

Has a fire wall to code separating the units and outside staircase access for Unit A.

Both units have the interior stair way

Decking Upper level 1,056 sq ft = Trex new as of 2021

Decking Lower level concrete

Metal Roof

Items stay with the property: (2)oven/ranges, (2)refrigerators, (2)wood stoves, (2)toyo heaters, (2)microwaves, (2)dishwashers, (3)ceiling fans, 2 oil tanks

## 18 Cherry Hill Lane - Double Wide

1976 FLEETWOOD 24' x 60' - 1,440 sq ft

3 bed 2 bath (rented)

Is on a permanent foundation. Not declared real property

Inspected by Building Dept. The building inspector stated the structure doesn't meet the 3 ft frost requirements.

Metal Roof - new as of 2023

Utilities on their own meter

Heat - Forced Air & wood stove

Septic - on own (new risers for access)

Well - on own - Updates = new well pump/piping/tank

Remodeled by the owner and the current tenant

Improvements - Lament flooring, removed wallpaper, new Culligan water treatment system, replaced forced air furnace.

Items stay with the property - (1) Oven/range, (1) refrigerator, (1) wood stove

Whether you have questions about features, pricing, or anything else, I'm here to help.



**SHERRY ELROD**

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## Single-car garage and 28' x 32' (1,792 sq ft) non-insulated shop (Vacant)

On own septic with House/Duplex

Metal Roof

220 outlets

Double doors at both ends

Upstairs storage - 896 sq ft (access exterior stairs at the rear)

Downstairs - 896 sq ft, workbenches with a separate storage area in the lower level

Overhang for wood or ATV storage

## Warehouse - 20 Cherry Hill Lane

54' x 100' (5,400 sq ft) total

40' x 100' (4,000 sq ft) - 3 large rooms drywalled and insulated with cadet heat. Open shop area is not insulated with (2) RV Door Access

10 - 12'x12' units - 14' x 100' (1,400 sq ft) 9 units rented (w/out lease agreement Mo/Mo) 2 units rented by owner

New gutters 2024

Electric cadet heaters

Water (shared well) is located on the outside of the warehouse only on a spigot, no water source inside the warehouse.

No septic

## Grounds

Fenced Orchard with over 40 fruit trees - Cherry, Apple, Apricot

Raised bed garden

Alfalfa growing wild

Orchard supplies stay with the property

All grounds are Manually watered

Sprinkler underground system - not in use at present

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