

# 48 FIFE LANE PROPERTY FEATURES

HOUSE (NEW CONSTRUCTION) 2-STORY APARTMENT/SHOP  
ON 5 ACRES - RIVER FRONT OFFERED AT \$1,675,000

## House (New Construction)

Year Built: 2023 - 2 Story - a total of 3,000 sq ft  
4 bed 4.5 bath - 2-car insulated & heated garage

Gourmet kitchen, dining room, living room, and laundry w/ stainless steel sink and cabinets are located off the hall to the master, on the opposite side of the home are 2-bedrooms with an ensuite and walk-in closets, an upper-level bonus room with bath and deck. Wrap-around concrete-covered deck with outdoor cooking area hookups and stainless steel sink.

**Main Level** - 2,399 Sq ft -

*Bedroom #1* - Guest ensuite bathtub/shower/sink, quartz countertops

Walk-in closet

*Bedroom #2* - Guest ensuite shower/sink access door to deck, quartz countertops

Walk-in closet

*Bedroom #3* - Master ensuite shower/soaker tub and 2- his/her sinks & quartz countertops

Walk-in closet

*Bath* - .5 bath off the hall from the master with sink, granite counter, and toilet.

*Gourmet Kitchen* stainless steel appliances, Zion 48" gas range cooktop, dual wall electric oven w/ air fryer, wine cooler, refrigerator, large island with prep sink, large stainless steel farmhouse sink, pantry with frosted glass door just off the kitchen with loads of shelves and storage, quartz countertops and glass tile backsplash.

**Upper Level** - 546 Sq ft - Bedroom/Bonus Room # 4 - Shower sink/ toilet & closet

Mini-split for cooling & heat, cadet heater in the bathroom and main room.

Access to the upper deck with River view

Roof - Architectural Single

Flooring - Luxury vinyl

Recessed lighting

High-end fans (5) inside and (3) outside on back deck areas.

Water Heaters (2) - (1) in garage storage area and (1) in house closet

Heat - Geothermal, wood stove, cadet heaters.

On own septic

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

**SCAN ME!**



**SHERRY ELROD**

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## Apartment/Shop

Year Built: 2019 - a total of 2,561 sq ft, Apt 803 sq ft, and Shop 1,757 sq ft  
1 bed 1 bath Apt, .5 bath and Laundry in the shop area

Construction: Log exterior and a mix of log finishing and sheetrock on the interior of shop and apartment.

### Upper-Level Apartment: - 803 sq ft

*Features: Hardwood floors, a mix of log finishing and sheetrock, a nice sized kitchen with granite counters, tile backsplash, propane cooktop/oven, dishwasher, and Refrigerator. Larger living room with a vaulted ceiling, a larger Master with a vaulted ceiling, and a luxury bath with a tiled walk-in tile shower and quartz counter/sink and toilet. Recessed lighting and high-end fans.*

*Upper-level 288 sq ft deck accessed from the living area.*

### Lower Level Shop: - 1,757 sq ft

Features: laundry/utility room, .5 bath with tile wainscoting and tile floor, with sink & toilet, a 16' x 49' lean-to, an RV pull-through in one-half of the shop w/19' doors at both ends. Access doors at the front and rear of the shop and lots of storage. The front driveway of the shop is 24' X 52'

Own heat in shop - Propane model "Hot Dawg"

Hot water on demand

Heat Source = Geo-Thermal, & electric freestanding stove

Roof - Metal

Flooring: hardwood in apt.

On own septic

### Exterior Features

Outbuilding 12' x 20' located next to the garden area

Flower /shrub garden area around the shop.

Decorative gravel raised garden on road frontage

Fruit orchard with pears, peach, 2 apple, blueberry bush

30' x 40' raised bed garden area

Shared Well (2) - (1) Large for House & Apt and (1) smaller well for Geothermal for the house.

River frontage - 428 ft

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