

4145 W. Dodge Springs Trail

List of Features

Living Room:

- Dimensions 25'6" by 22'3"
- Cedar beadboard-covered vaulted ceilings
- Clear cedar, craftsman-style trim/baseboard, window casings, & trusses
- SIP (structural insulated panels) panel roof structure overhead
- Rustic & quarter-sawn oak floors w/stain finish
- Custom, one-of-a-kind brick & stone wood-burning fireplace w/glass doors by local artisan 'Bob Purvis'
- Built-in entertainment center (w/satellite dish TV) w/surround sound speaker system
- Striking monitor/cupola for great natural light & ventilation
- Dramatic arched window that frames a pastoral tree-line meadow view to the south
- French doors that walk out to a 15'6" by 12' cedar deck
- Large foyer w/copper slate tile, in floor radiant heat, & coat closet

Kitchen:

- Dimensions: 13'3"x12'
- Craftmaid brand birch & cherry, craftsman-style cabinetry w/dovetail drawer fronts
- Zodiac granite countertops & large island w/maple butcherblock countertop
- Cedar beadboard ceiling
- Gas range & oven w/convection option
- Bosch dishwasher
- Amana refrigerator w/lower level freezer
- Wet bar w/vegetable prep sink
- Under-cabinet halogen lighting
- Large pantry area (dimensions 6'7" by 11'5") w/under-counter mini refrigerator, microwave, & copper slate tile flooring
- 3 season screen porch (dimensions 9'2" by 14'9") w/access to south side deck & also down to rear covered patio & attached wood storage shed

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Master Suite:

- Dimensions 17'3" by 13'9"
- Private covered porch (dimensions 18'6" by 7') w/southern exposure
- Five total closets w/swing doors & oiled bronze hardware
- Separate dressing area w/2 closets and linen closet
- Spa-like bath w/6' Kohler soaking tub & dome-lit ceiling
- 4'7" by 3' copper slate tile shower
- Dual sink vanity w/Kohler faucets
- Slate tile floors w/in-floor radiant heat

Main Level Guest Bedroom/Office/Den:

- Dimensions: 13'4" by 11'2"
- Brazilian cherry wood flooring
- DSL high speed internet
- Adjacent to full bath w/tub shower combo & copper slate tile flooring w/in-floor radiant heat

Attached 2 stall garage:

- Dimensions: 24'6" by 23'
- New epoxy floor w/non slip surface & 10 year warranty
- 18' by 8' high overhead insulated door & ½ horsepower Raynor garage door opener
- Built-in shelving and work bench area
- Insulated, drywalled, floor drain

Lower Level:

- Combined laundry/work-out area
 1. Front-loading GE washer/dryer
 2. 2nd top-loading washer for crafts or heavy loads
 3. 2nd electric oven/range – great for holiday cooking or entertaining large groups
 4. Folding countertop & laundry sink
 5. Tile flooring, lots of storage closets, & access to rear covered patio

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Lower Level continued...

- Family Room:
 1. Dimensions: 18'4" by 12'6"
 2. Satellite dish TV w/large Sony TV (included)
 3. Great spot for game days/nights or craft area

- Guest Bedroom:
 1. Dimensions 21'9" by 11'
 2. Spacious & private w/plenty of closet space & room for furnishings
 3. Full bath w/shower, daylight window, & tile flooring

- Mechanical/storage area:
 1. Only unfinished portion of interior
 2. Munchkin LP fueled, high efficiency boiler
 3. Superstar Ultra stainless hot water heater
 4. Provides dry, year-round, warm storage
 5. 3 additional storage closets

Pole Barn:

- Dimensions: 32' by 24'
- 16' by 7' overhead door w/opener
- Translucent sidewall & ridge panels for natural light

Location & Landscape

- Taxable value: \$131,307; SEV: \$161,600
- 4.72 acre parcel (230' north line, 925' east line, 230' south line, 838' west line)

Our mixed open/wooded site features a majestic, near-century old Sugar Maple tree, along with a beautiful meadow to the south – a common gathering site for a variety of wildlife. We have a generously-sized area protected by invisible fencing to keep our Golden Retrievers, Valentino & Rudolph (Val & Rudy) close by. Neighbor 'Jack Boss' built a charming garden shed that anchors our modest garden area offering apple trees, perennials, lavender, a nice crop of black raspberries, and herbs. Our shingle-style home was smartly redesigned by our brother in-law, architect 'Bob Holdeman,' and carried out the skilled tradesman of 'Bushong Construction' in 2003 through 2004.

Serbin Real Estate

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New in 2004:

- Roof, windows, siding, white cedar shingle exterior w/cedar trim, cedar beadboard soffits & porch ceilings
- Heating system
- Garage configuration
- Expanded living room, pantry, master suite, decks, porches, roof lines, flooring, interior doors & trim, lower level living areas, landscaping...

We're part of a small enclave of 7 parcels, divided down from a former 40 acre parcel. Sensible deed restrictions safeguard our meadow views. 3 of 7 lots have newer homes on them and share in the maintenance of the private access road. West Dodge Springs Trail is named for a spring on the nearby, beautiful seasonal lane 'Gilbert Rd.' that climbs in elevation from scenic winding 'Bow Rd.' to 'Baatz Rd.' We back up to several hundred acres of CFA (commercial forest act) lands, that are open to the public for hunting and hiking. The little "burb" of Burdickville is one mile away down Bow Rd., home to 2 great restaurants – the quaint French stylings of La Becasse and Italian fare of Funistrada, as well as Laker Shakes, a convenience store w/homemade selections, produce and other assorted offerings. Nearby 'Old Settler's Park' provides public picnic/play space and access to the azure waters of Big Glen Lake (there are a couple of closer, but smaller, access points to the lake as well). Glen Lake School (K through 12) is a mere 5 minutes away, a short drive for a family with school age inhabitants who participate in extra curricular activities.