

FARMHOUSE FEATURES:

- Main portion circa 1850
- Renovations since 1975 until present
- Two story, cedar siding (recently re-stained, trim painted, siding replaced on west side of house), metal roof (recently replaced)
- 2 bedrooms, one bath
- 1400 SF heated, 490 SF porches and storage room
- Woodstove (welded by Lynn Miller) in kitchen/vented to master bedroom, new stainless steel chimney pipe recently installed, Warm Morning gas heater in living room, ac units in master bedroom and sunroom. Chimney has been cleaned yearly by certified chimneysweep.
- Original fieldstone foundation on original portion of house. Additional concrete foundation footings poured on living room side several years ago.
- Stones from original kitchen fireplace now lining walkways/landscaping around house.
- Anderson casement windows
- Concrete slab, ground level front porch.
- Stone entryway/coat nook
- Screen porch and walk in storage room across back of house.
- **Kitchen:**
 - original heart pine flooring
 - original fireplace mantel and bead board surrounding fireplace,
 - pantry
 - ceiling fan
 - original pantry door
 - stone hearth under woodstove
- **Sunroom:**
 - brick floor
 - bead board ceiling and crown molding
 - wrought iron light fixture
 - wall to ceiling mirror
 - ac window unit
- **Bathroom:**
 - large and open
 - washer/dryer, porcelain tub
 - built in cedar cabinets
 - wall sketches from Lynn Hicks
 - Vinyl flooring
- **Living room:**
 - pine flooring
 - crown molding

- **Stairs/Hallway:**
 - bead board
 - exposed original floor joist
 - **Master bedroom:**
 - large
 - walk in closet
 - brick chimney
 - bead board around chimney
 - farm board ceiling
 - pull down stair to attic storage area
 - pine flooring
 - **Second bedroom:**
 - farm board wainscoting and shelf
 - farm board ceiling
 - ladder to loft area in attic
 - sky mural
 - pine flooring
 - **Screen Porch and walk in Storage Room.**
 - **Attic Storage and loft area.**

 - Various outbuildings/storage sheds
-

POST AND BEAM HOUSE:

- Built in early 1980's
- 1040 SF heated, 200 SF porches
- Vinyl siding
- Metal roof
- 2 story, open floor plan
- One bedroom, one bath
- Washer and dryer, high efficiency gas heater, window ac unit, ceiling fan
- Brick floor, wood floor, vinyl in bath downstairs
- Wood laminate flooring upstairs
- Ladder type stairs to second floor loft area
- Upstairs laundry area
- Front porch: poured concrete slab
- Wooden back deck

- Pump house and pump serve both houses (electric from farmhouse)

- As rental properties: average rent for Farmhouse \$750 per month (\$850/month highest rent received). Loft house \$500 per month average (\$550/month highest rent received).