

**It's not a shortsale or a foreclosure!  
Nothing is damaged -- No messes to clean up  
Building is complete -- and it's packed with VALUE.**

Building a home in the country has it's own unique attributes. This home offers a *move-in* ready opportunity. No hassles, headaches, no late contractors, no expensive over-budget surprises.

The home and attached garage are being offered at **\$97 a square foot** (based on 4000 sf ft.). The shop / garage / office is offered at \$24.60 a sq ft (based on 1760 sq ft). for **the total package price of \$430,000.**

Monthly Avg		
Electricity	\$68.00	Moon Lake Electric provides the service. Monthly avg taken from actual payments made.
Propane	\$55.00	350 gallons per year keeping home at 68°. The propane tank is 1000 gallon and is leased from Western Petroleum at a yearly cost of \$27.00. Based on 350 gallons per year, at a cost of \$1.76 per gallon.
Water	\$30	for 10,000 gallons per month.
Homeowner Assn Fees	\$0.00	There is an Association, just no fees.
Garbage	\$10.00	13 folks share one large garbage container. Yearly cost of \$110 / ea
Septic	\$5.00	1250 gallon septic tank; 760 sq ft of drainfield. RID-X every other month. TriCounty Permit #2000-DUWW-0076
<b>\$168.00</b>		

Heat is Propane, forced air with central air conditioning. Insulation is R-19 walls and R-65 ceiling. A pellet stove is added downstairs. The home uses a manifold plumbing system. Shut the water off when you leave with one turn of the handle.



## SERENITY FOR SALE



Included with this 5.49 acres of spacious serenity:

**\$430,000**

- 1760 sq ft shop, extra height, tandem park 2-boat garage, office
- 4200 sq ft home, Built 2003, effective age 2009
- 5 bedrooms, 3.5 baths, 2 spacious family gathering spots
- Family-sized kitchen with adjustable, moveable snack bar
- Great storage space and attached two-car garage
- 48" hall and stairways, 36" doors to all rooms
- Splashes of color for continued happiness
- A meadow of a view that changes with the sun

**THUNDER RIDGE REAL ESTATE LC**

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