

86 ORCHARD ROAD - PROPERTY HIGHLIGHTS

THE NEIGHBORHOOD

- Private road with protective covenants
- Underground utilities – no utility poles obstructing the views
- Large acreage lots
- Recent paving resurfacing
- Shared driveway with 92 Orchard

THE HOUSE

- Many recent updates, please see listing
- Kitchen side of house is all solid Maple trim and cabinets
- All other portions of main house are solid oak trim and cabinets
- 100% Clear cedar ceilings
- Doors in main house are solid hardwood, each custom made, commercial grade
- 5/8" Spruce sheathing
- Hurricane rated shingles - 2018

- Wired for back up generator in garage
- Heated garage and basement
- Wood/Utility shed
- Wired for security system, not used/working
- Central vacuum system
- All wood decking is redwood all other is composite
- Cedar siding with Stainless Steel nails
- Anderson windows with updated glass – approx. 95% of all glass replaced 2020

THE POOL

- 20x40, heated
- Heater - new in 2018
- Pump – new in 2020
- Fence – new in 2019
- Pool Shed – new in 2020
- Easy maintenance with no trees in the immediate vicinity