

# Lake Redstone Waterfront! Make it YOURS!



## E4599 Kingfisher Circle~Lake Redstone~\$419,900

Location:	Kingfisher 12	Kitchen Area:	19'5" x 11'6" Laminate, Stainless Appliances, Open to Living/Dining Area, Loads of Cabinet/Counter Space
Year Built:	1989	Living/Dining:	17'6" x 14'5" Laminate, Fireplace, Vaulted Ceiling, Fans, Skylights, Open to Kitchen
Sq. Footage:	1922 SF Approx.	Powder Room:	7' x 9'9" Laminate, Vanity, Linen Storage
Lot Size:	.50 Ac/90' Shoreline	Entry Foyer:	13'3" x 8'5" Wood Laminate Closet, Open Staircase
Taxes:	\$5134.85 (2020)	Laundry Room:	10'7" x 7'5" Laminate, Utility Sink, Porch Access
Exterior:	Vinyl Siding	Three-Season Rm:	29'5" x 11'6" Laminate, Fan, Skylights, Wood Ceiling
Roof:	Asphalt Shingle		<u>Upper Level</u>
Heating:	LP Forced Air	Bedroom:	14'4" x 8'7" Carpet, Ceiling Fan, Closet
Cooling:	Central Air	Bedroom:	15'6" x 10'7" Carpet, Ceiling Fan, Closet
Electrical:	200AMP	Full Bath:	7'3" x 6'5" Laminate, Vanity, Tub/Shower Combo
Water Heater:	40 Gal/LP		<u>Lower Level</u>
Septic:	Mound System	Family-Rec Room:	28'5" x 14'6" Carpet, Walk-Out Lakeside, Views
Well:	Private Well	Storage Room:	12' x 10'6" A Place for your Extra Stuff!

**Included:** Range, Refrigerator, Dishwasher, Microwave, Washer, Dryer, 2-Freezers, Window Treatments, Shed, Most Furniture & Furnishings  
**Excluded:** Baker's Table, Coffee Table, Lazy Boy Chair, 3-Season Room Swing, Sausage Stuffer, Yoke by Fireplace, Ice Pick, Clam Digger Rake on Wall, Kitchen-Aid Mixer, Food Processor, Cuisinart Pan Set, Egret Bird, TV in Bedroom, Trailer in Yard, Food Saver w/Rolls, Security Cameras, Rolling Magazine Cart in Hallway, Portable Milwaukee Tool Vacuum & Battery, Milwaukee Tool Blower & Batteries, Personal Photos, Vacuum Cleaner & Bags, Milwaukee Tool Emergency Lantern, Milwaukee Tool Battery Charger, Chain Saw, Weed Wacker, Drill Set

ONE Owner! 2-3BR/1.5BA waterfront home with 90' of shoreline on the main body of Lake Redstone is where you'll create fabulous memories with family & friends for years to come. Two story living/dining combination room with a house-warming fireplace is open to the casual chef's kitchen loaded with cabinetry & stainless appliances too. Exceptional & sprawling three season room lets you feel like you're up in a tree-house and hands over seasonal views of the main body of Lake Redstone! Two upper level bedrooms with a catwalk between them that overlooks the main level. The lower level features a multi-purpose room that can be used as you need...living space...bedroom...game area....office...the uses are unlimited! Sandy swimming! Pre-Inspected! Just about everything is included!

**Presented By:**  
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