

# Perfect Lakefront Living!



## *S510 Warbler Court~Lake Redstone~\$644,500*

Location:	Lot 3 Gull Addition	Kitchen	13'5" x 14'3" Tile, Ceiling Fan, Full Bay Window, Lake Views, Sun Room Access
Lot Size:	.47 Acre/113.56' Shoreline	Dining Area:	12'3" x 12' Carpet, Open to Living Room, Fan
Sq. Footage:	1634 SF Approximately	Living Room:	21'5" x 15'10" Carpet, Brick Fireplace, Vaulted Ceiling, Open to Dining Area, Lake View
Taxes:	\$5211.30 (2023)	Primary Bedroom:	15' x 11'1" Carpet, Large Closet, Lake View
Exterior:	LP Smart Side Siding	Primary Bath:	11'4" x 5' Tile, Vanity, 5' Shower w/Tiled Surround, Linen Storage
Heating:	LP Forced Air	Bedroom:	10'7" x 10'4" Carpet, Closet, Fan
Cooling:	Central Air	Bedroom:	13' x 10'4" Carpet, Closet, Fan
Water Heater:	40 Gallon/LP	Bath:	10'4" x 6' Tile, Shower, Vanity
Septic:	2500 G Holding Tank	Entry Foyer:	9'3" x 8'5" Tile, Leaded Glass Entry Door
Well:	Private Well	Sun Room:	13'4" x 12'1" Super Relaxing Spot!
Electrical:	200 AMP Service	Laundry/	12'8" x 8'9" Tile, Utility Sink, Pantry Style Closet, Mechanicals, Garage & Home Access
Roof:	Asphalt Shingle	Mudroom:	
Garage:	2-Car Attached		

Included: Appliances, Water Softener, Window Treatments, Water Heater, 2-Docks, Boat Lift, Furniture

Welcome to Lake Redstone living at its best! Meticulously maintained 3BR/2BA waterfront gem that's been in one family since new...now it's your turn. The exterior has been thoughtfully upgraded in the recent past including new siding, roof, soffit/fascia, gutters and fresh concrete. Inside you'll find an eat-in kitchen with lake views & easy access to the sunroom where you can savor your morning coffee while taking in the morning shimmer of the sun on the lake! An extra dining space is the perfect locale for sharing meals with family & friends. The expansive living room offers a vaulted ceiling and a cozy fireplace that creates a warm & inviting atmosphere. The primary bedroom & bath is your private retreat and lets you wake up to views of the water every day! Convenience is handed over with the combination laundry-mudroom with a large pantry style closet for great organization, easy to clean flooring and access to the two car garage. With over 113' feet of shoreline you'll be ready to embrace Lake Redstone life at its best. Available homes at Lake Redstone are in historically short supply, so don't miss your chance! All furniture, 2-docks & boat lift are yours too.

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