

# Peace & Quiet PLUS Views!



*E2260 Cross Trail Dr. ~Dutch Hollow Lake~\$214,900*

Location:	Sioux Trail 346	Kitchen:	13'4" x 12' Wood Floor, Hickory Cabinetry, Pantry, Vaulted Ceiling, Snack Bar, Skylights
Lot Size:	.589 Acre	Living Room:	15'4" x 15'2" Wood Floor, Vaulted Ceiling, Fan, Deck Access, Circle Top Window
Sq. Footage:	1212 SF Approx.	Bedroom One:	12' x 11' Carpet, Fan, Walk-In Closet (7'9" x 5')
Taxes:	\$2491.32 (2021)	Bedroom Two:	11' x 10'6" Carpet, Fan, Closet
Exterior:	Vinyl Siding/Brick	Full Bath:	8'6" x 5'4" Tile, Vanity, Linen Storage, Tub/Shower
Heating:	LP Forced Air	Foyer/Entry:	Tile, Garage & Home Access
Cooling:	Central Air	Laundry/Bath:	6'3 x 5'3" Tile, Vanity, Washer/Dryer Hook-Up
Water Heater:	40 Gallon/Electric	Lower Level:	Roughed for a bath. Walk-out to yard. Ready for your ideas! Originally planned for a family room/bedroom & bath.
Septic:	Holding Tank-3000 Gal.		
Well:	Private Well		
Electrical:	200 AMP		
Roof:	Asphalt Shingle		
Garage:	2-Car Attached		

Included: Range, Refrigerator, Dishwasher, Microwave, Window Coverings

Life is great right here at Dutch Hollow Lake! Sitting pretty on over half an acre you'll find this comfortable 2BR/1.5 Bath home offering you and yours a relaxing way of living. Well designed kitchen with Hickory cabinetry and a convenient snack counter that opens up to the large & inviting living room. Both bedrooms are of good size and the primary bedroom features a walk-in closet. Main level combination laundry room and half bath for great convenience. The lower level is roughed & ready for you to complete as YOU wish! Step out onto the deck and take in the country views....relax.... Privacy is all yours with green space bordering your property on two sides. Don't let someone else snatch it up!

**Presented By:**  
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