

## 64 Autumn Lane



### Highlights, Improvements and Notations

- Attached professional quality greenhouse
- New studio addition with sky lights, atrium doors, track lighting..
- 1,600 sf walk out lower level with extensive windows - ready to be finished
- Central AC with Trane compressors
- Beautiful front and rear stone patios. Bluestone capped walls
- Rear deck
- Professional garden design
- Heated 2 car attached garage with storage
- Substantial garden shed
- First floor master suite with refinished bath en suite and California style closet
- Massive field stone hearth
- Security system
- Cat5 wiring
- Kitchen with dining area, new oak floor, granite counters and cherry cabinetry
- Rear mudroom entry with tile floor and laundry
- Water purification system (municipal water)
- 200 amp CB electric and sub panel
- Tiled foyer with sol mosaic
- Home office
- Spacious second level bath with tile, jetted tub, and glass shower room
- Interior balcony
- 2 heating systems, oil and biomass. Biomass furnace is negotiable
- Perimeter drainage
- Super Stor hot water

#### Exclusions and Negotiable Items:

##### Negotiable:

- Biomass heating system
- Stereo system (speakers stay)
- Washer and Dryer

##### Excluded:

- Sculpture
- For common driveway agreement and protective covenants etc. see the document section of [www.64AutumnLane.com](http://www.64AutumnLane.com)