

## Interior Features

- **Brand New Flooring:** Enjoy the comfort of new carpet and Luxury Vinyl Plank throughout.
- **Radiant Floor Heating:** Both bathrooms feature radiant heating for a cozy touch.
- **Premium Countertops:** Corian countertops and bath surrounds for durability and elegance.
- **Chef's Kitchen:** Equipped with a Thor Professional Propane Range designed without sensitive electronics for reliability. The range hood features easy-to-clean baffles.
- **Remodeled** Kitchen and bathrooms with beautiful upgrades

## Exterior & Landscaping

- **5.5 acres!**
- **Cottage-Style Gardens:** Flowers bloom year-round, adding charm and color to the landscape.
- **Edible Delights:** The garden is filled with edible plants, including:
  - Two red pear trees, blueberries, kiwi vines, a fig tree, and multiple raspberry patches.
  - Wild and cultivated berries like huckleberries, marionberries, salmonberries, and blackberries.
  - A variety of herbs such as mint, thyme, oregano, rosemary, and chives.
- **Vegetable Gardening Made Easy:** Rabbit-proof fenced area to protect your veggies.
- **Thoughtful Plant Selection:** Landscaping designed to resist deer and rabbits.
- **Beautiful sunsets:** Additional views of black hills available by removing some trees

## Shop & Utilities

- **Spacious 1,200 Sq. Ft. Shop:** Fully insulated and drywalled, the 30x40 shop includes:
  - A single RV door, double car door, and man door for versatile use.
  - Overhead outlets for convenience and safety—no tripping over cords!
  - Multiple 220V outlets, plus a dedicated compressor shed.
  - Todd is taking the power system that converts regular power to three-phase.

## Additional Features

- **Automatic Gate System:** Includes five remotes, keypad entry, and push-button exit for easy access.

- **Recent Upgrades:**
  - New roof (Dec. 2023).
  - New propane tankless water heater (May 2024).
  - New well pump (July 2024).
- **Efficient Heating:** Propane fuels the tankless water heater, range, and a freestanding fireplace.
- **Modern HVAC:** Heat pump and furnace (2018).
- **Electric Vehicle Ready:** 220V outlet for a car charger in the garage.

## Property Details

- **Pet-Friendly Fencing:** Approximately half of the 5.5 acres is fenced with Sheep & Goat fencing and an Invisible Electric fence for dogs. A small, gated area ensures critters stay safe and accessible to the house.
- **Stunning Views:** Sunset views through the treetops or the option to open up breathtaking views of the valley and the Black Hills by taking out a few trees.

## Your Perfect Home Awaits!

Discover this serene property offering a harmonious blend of modern convenience, rustic charm, and endless outdoor possibilities. From the professionally designed interior to the lush landscaping and spacious shop, every detail has been thoughtfully crafted for a cozy private experience.

**Schedule your private tour today and experience all this home has to offer!**

Questions? Call your friendly broker Matt Murray

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