

1166 Belgrade Drive *Rare 5-acre flat lot with mature trees, privacy, and unlimited potential.*

1. **Prime lot:** Level, tree-filled, and fully usable.
2. **Solid structure:** Well-built home ready for your vision.
3. **Open floor plan potential:** No visible load-bearing wall in the center (buyer to verify with engineer).
4. **Blank canvas:** Re-imagine the interior to suit your style.
5. **Lower-level room:** Accessed from the garage. Stairs could easily be installed from the family room directly above or from the walkout area. Sewer line in place—add a bathroom, install 2 egress windows, or anything else you envision.
6. **Recent upgrades:**
 - All electrical panels updated to code
 - New high-efficiency boiler (radiant heat; expandable with additional zones)
 - New pressure tank + new propane tank
 - Septic pumped, inspected, and county-approved
7. **Irrigation in place** for most of the 5 acres (seller will walk the system with buyer).
8. **Unmatched privacy:** End of quiet cul-de-sac with open space and wetlands to the east—no neighbors behind.
9. **Emerging neighborhood:** Early-stage revitalization with strong upside.
10. **Ideal for visionaries:** Perfect for a buyer who sees the future value.
11. **Listing agent available** to tour the property with you and your agent.