



# ***Lumber One Avon***

**1709 MAPLE LEAF ROAD LITCHFIELD MN**

**1,899 SQUARE FOOT BI-LEVEL HOME**

**4 BEDROOMS & 2 BATHROOMS WITH FINISHED BASEMENT**



## **FOR SALE \$259,900**

**\*UP TO \$15,000 DOWN PAYMENT ASSISTANCE\***

CONTACT JACK BRANDES AT [320-356-7342](tel:320-356-7342) OR [JBRANDES@LUMBER-ONE.COM](mailto:JBRANDES@LUMBER-ONE.COM) FOR MORE INFORMATION



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**1709 MAPLE LEAF ROAD LITCHFIELD MN  
1,899 SQUARE FOOT BI-LEVEL HOME  
4 BEDROOMS & 2 BATHROOMS WITH FINISHED BASEMENT**

## STRUCTURAL INTEGRITY & ENERGY EFFICIENCY

- R 21 INSULATED WALLS WITH R 49 CEILING
- ORIENTED STRAND BOARD SHEATHING
- 92% GAS EFFICIENT FURNACE
- 13 SEER CENTRAL AIR CONDITIONING
- ENERGY STAR LIGHT FIXTURES W/LED BULBS
- HOME IS TESTED FOR ENERGY EFFICIENCY
- RADON MITIGATION SYSTEM
- PROGRAMABLE THERMOSTAT

## INCLUDED FEATURES

- TAMKO ARCHITECTURAL SHINGLES
- THERMO TECH LOW E GLASS SLIDER WINDOWS
- VINYL SIDING WITH STONE ACCENTS
- FLAT PANEL DOORS, BASEBOARD, AND CASING
- DARK STAINED CUSTOM CABINET DESIGN
- TALLER UPPER CABINETS AND BATH VANITIES
- KNOCK DOWN DRYWALL CEILING TEXTURE
- DESIGNER BRUSHED NICKEL LIGHT FIXTURES
- LAMINATE FLOORING ON MAIN LEVEL
- PAINTED INTERIOR DOORS WITH PAINTED TRIM
- STAINLESS STEEL KITCHEN APPLIANCES
- WASHER AND DRYER INCLUDED
- 2 STALL GARAGE WITH DOOR OPERATOR
- ASPHALT DRIVEWAY
- FULLY LANDSCAPED YARD

