

CHARLTON

A D V A N T A G E

Features and Upgrades at 43 Peru Road

Yard

- .67 acre lot
- About 3 acres of land-locked property
- Large garden
- Backs onto Sixteen Mile Creek
- Porch renovated in 2020
- Parking for 6

Home

- Air conditioning installed in 2014
- Re-sided in 2021
- Natural gas
- Town water
- Septic system (will be checked and cleaned prior to closing)
- Cinder block foundation
- Furnace installed in 2017
- Windows in the bathroom as well as the front and rear doors replaced in 2021 (all other windows replaced in 2000)
- Roof re-done in 2012

20'x20' Garage

- 2x6 framing
- Above code
- Built in 2017
- 100 amp electrical service
- Winterized (spray foam) natural gas
- Gas fireplace
- Bar
- Fridge
- Insulated garage door

12'x12' Shed

- Built in 2014
- Re-sided in 2019
- 60 amp electrical service

8'x8' Storage shed

- Has electrical source