

A NOTE FROM THE OWNER – 3405 South Otter Bay Road

It is difficult to pinpoint what I love the most about this property. The panhandle lot offers terrific privacy. It has a seemingly endless unfiltered water supply and beautiful all day sun exposure which is equivalent to Southern. Our orchard has a wide variety of trees including hazelnut, almond, nectarine, figs, plums, pears, and apple. We also have a giant fenced garden for sustainable food production in our long growing season. The outdoor kitchen space makes for great year-round entertaining, especially when you combine it with the huge yard and big night sky. The wood heated sauna is also fabulous. This brief a note doesn't adequately summarize what I love the most about this property, but hopefully it is enough to entice you to come and see it!

INCLUSIONS & EXCLUSIONS – 3405 South Otter Bay Road

Exclusions: BBQ, laundry room coat hanger, upstairs furniture including patio furniture and fire pit, Bradley Smoker in the outdoor kitchen, table and antique lounge in lower level

Inclusions: F/S/W/D for both upstairs & downstairs, wood bar, 1940s castle cookstove/grill, chickens and assorted gear, basement furniture. Ride on mower, Roto-tiller, furnishings in trailer, drill press, chop saw, table saw, freezers

Negotiable: Farm Stand furniture/accessories, security cameras and contents

