

## What Do I Like About This House

198 Sweetwater Lane

Sweetwater Farms is a small deed restricted neighborhood with friendly neighbors, quiet streets and abundant wildlife. You may see bear cubs in your backyard or deer on the driveway. Coyotes, fox, possum and raccoon are also in the area. We are just ten minutes from downtown Brevard, the colleges and Music Center. A great place to walk or bike and there is a beautiful waterfall at the end of the street. The only traffic are the residents and the street is a dead end.

This house was built in 1997, a Donald Gardner design with an open floor plan and wonderful for entertaining. The trim in the house is red oak from trees on the property even comes complete with worm holes. Originally a three bedroom house but I made the front bedroom a library with a wet bar and small fridge. A classic room to enjoy a glass of wine and curl up with a good book. The living room has a wood stove with double walled stainless steel pipe through the chimney. Cozy spot for chilly fall evenings. Needs a chimney sweep every two years, last cleaning was June 2009. Sunny bay window in dining area is wonderful for plants. The stove is Jenn Air with gas cook top and an electric oven, the best of both worlds. Kitchen granite was installed a few years ago. Crown molding was done last year. French doors from dining room and guest bedroom lead you outside to a spacious covered porch with plenty of space to barbecue or sit and have a cup of tea and listen to the birds. The laundry room is a room I love. Plenty of space to do laundry, iron, sew, crafts and a large tub to wash my schnoodle, Willie. The leaded glass window in the laundry room and stained glass window in the bathroom are both antiques from England. Upstairs is the Master with ample walk in closet and a large bathroom with garden tub, shower and a very useful linen/storage cabinet. Note: water heater is 80 gallons. The loft is used for TV, computer and music activities. The attic access is from the Master bedroom with pull down stairs. Plenty of storage up there and new insulation in fall of 2010. The garage is two car with extra space for work bench and storage. The basement is a walkout through French doors to the garden. There is a fireplace insert in place and plumbing is roughed in for a bathroom. Also the ceiling height is amenable to finishing the basement for additional living area. There are water stains on the block - this is a settling crack that has had tar and plastic applied on the outside. The area becomes damp when it rains hard especially if the gutter is not clean. I have found that a fan will keep it dry and prevent mold or mildew.

The propane tank is 500 gallons and owned by me. This means you can use any company to fill it.

We do not have cable here but Dish Network works well, the satellite receiver is on top of the garage. New well pump in October 2009. Never have run out of water even with pressure washing the house in drought conditions. Verizon telephones do best here with always good reception. Hi speed Internet is through the telephone company, Comporium. Termite treated in fall 2010.

Oh, almost forgot. There is a little apartment above the garage with own hot water heater, heat and A/C. Living area, kitchen and bath that is totally furnished. This would be ideal for a teen, mother-in-law or adult child returning to the nest.

This is my dream home and I will miss it. I am selling it because I am getting married and moving 50 miles away. It is a great house, great neighborhood and a beautiful area to call home.