

UNIQUE OPPORTUNITY in White Township, Indiana County, Pennsylvania

Convenience along with PRIVACY describe this location just 2 miles north of the Indiana County YMCA. This property has it all. The residence is a 6000 square foot home constructed by local premier residential builder on 70 acres of timber-covered hills and open meadows including 2 ponds, and a creek running through it.

The exterior is maintenance free brick. This home is 2" x 6" construction. The windows (25 of them) are high quality furniture grade. The open design brings the outdoors in on both the main level and the finished daylight basement. There are unique design features of this custom home. Oak hardwood floors in the sky lighted entry open into the main living area featuring a cathedral ceiling, a fireplace faced with fieldstone which was handpicked from the property, and sweeping views from the more than 30 feet of windows and doors leading to the 700 square foot wrap around deck. In the kitchen, double skylights show off the cherry stained maple cabinetry, and solid tongue and groove oak floors. The large ceramic tiled laundry room is just steps away from the kitchen. With lots of cabinetry and counter space. A separate den is also featured on the main level. The 600 square foot master suite includes a spacious bath with skylights, whirlpool tub, custom shower and dressing area. There are 2 additional large bedrooms on the main level. The guest or children's bath has a skylight and double sinks. There is plenty of closet space throughout this home. An oversized, attached 2 car heated garage is also featured. The walkout, daylight lower level is completely finished. You'll find a kitchen with bar sink and refrigerator, recreation room, full bath with steam shower and 6 additional rooms currently used for home offices and storage. These rooms could easily become bedrooms, library, storage.

The 6 zone in floor radiant heat (fueled by FREE natural gas) provides the ultimate in comfort.

Other amenities include a security system, hard wiring for a back-up generator, a cold cellar, a 75' by 75' fenced area that has been cultivated for organic gardening for 13 years, asphalt driveway. A 1500 square foot outbuilding complete with all utilities is also located on the property.

Township road frontage makes this property prime for potential development. Nine lots are surveyed on property. Gas royalties for 2009 were approx. \$20,000. Asking 997,500.00.