



TYLER ROBB
PROFESSIONAL REALTOR

276 WESLEY DRIVE, ST CLEMENTS

6 BEDROOMS | 3.5 BATHROOMS | 3,548 SQ FT | \$1,190,000



PROPERTY DETAILS

Style: Bungalow
Lower Level: Full, Crawlspace, Fully Finished
Parking: Double Attached - 26' w x 45' d
Lot Size: 3.73 Acres
Year Built: 2012
Property Taxes: \$9,471.24 (Gross 2022)
Water Supply: Well
Sewer: Septic Tank & Field

MECHANICALS

Heating: Forced Air, Natural Gas (x2)
Cooling: Central Air (x2)
HRV: Yes
Hot Water: On Demand, Natural Gas
Electrical Service: 200 amp
Sump Pump: Yes
Water Softener: Yes, with Iron Filter
Internet: Antenna, Fiber Optic Coming Soon



EXTERIOR & MAIN FLOOR UPGRADES & NOTEWORTHY

STUCCO: The entire exterior of the home and garden shed received new stucco in June 2022

LANDSCAPING: \$22,000 of work via Lacoste Garden Center completed on the driveway, installing river stone perimeter, and adding plants, shrubs and gardens.

FRONT DOOR: Multi-point locking system. Lift up door handle to engage.

HARDWOOD FLOORS: True 3/4" Hickory Hardwood floors throughout main floor

DOORS & TRIM: Solid Oak doors and trim and casings throughout the main floor

KITCHEN CABINETS: Custom Alderwood cabinets by Braaten Cabinets

GAS RANGE: 48" Capital commercial gas range with 4 burners, flat-top and dual ovens.

ISLAND GRANITE: 1" thick raw edge black granite countertops

SUNROOM SPA: Coast-Spa 7 person hot-tub. New heat pump, full check up, and new cover in 2023

BUILT IN SOUND: Built in speakers with controls in all major rooms of the main floor

FIREPLACES: 3 total fireplaces, natural gas in great room and primary bedroom with a wood burning unit in the sunroom





LOWER LEVEL & MECHANICAL UPGRADES & NOTEWORTHY

HOME CINEMA: 135" motorized screen with Panasonic HD-3D built in projector

GYM FLOOR: Commercial grade gym floor installed in 2021

HEATED FLOORS: The entire lower level has in-floor heat as well as the garage

MECHANICAL:

ON DEMAND HOT WATER: Brand new in 2022 the IBC on demand, natural gas hot water system supplied immediate potable hot water as well as supplies in-floor heat for garage and basement (\$21,000 upgrade)

WATER TREATMENT: Water softener and Iron filter provide the best water possible. A reverse osmosis water system in the kitchen provides spectacular drinking water.

ALARM SYSTEM: Monitored by Oakley Alarms this home features outdoor surveillance, interior motion and glass break detectors as well as a sump pump alarm

GARAGE: Complete with in floor heat and 3 rolling overhead doors. 26' w x 45' deep





MISCELLANEOUS UPGRADES & NOTEWORTHY

NEW PAINT: 75% of the main floor was freshly painted in 2023

KITCHEN FAUCET: All new, high end, touch activated Delta faucet

EXTERIOR LIGHTING: Driveway, forest trails and address sign, all new solar powered light in 2022 (\$4,600)

CUSTOM GLASSWORK: Pantry door, kitchen cabinet doors and lower level double doors have custom glass work

KITCHEN FRIDGE/FREEZER: 37 CU. FT, commercial size Electrolux Icon fridge/freezer. All new parts (Compressor, evaporator, heat exchange line) all replaced winter 2023

