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3354 E Cook Road | \$425,000

kw PAINT CREEK & SOMERSET
KELLER WILLIAMS

General

- 1.72 wooded acres; lot dimensions are 134 ft x 572 ft
- 2nd story was professionally designed, engineered, & constructed in 2000 by Bud Design & Engineering Services Inc.
- Cook Road will be repaved in 2024* (Federally funded; no expense/assessment to homeowners)



Mechanicals

- City Water and Sewer; original well water access is retained for outside watering if desired
- Full access to mechanicals between the 1st & 2nd floors on either side of the stairs.
- Professionally insulated by Church & Sons Company in 2018. R60+ in the attic.
- Consumers Energy inspected Energy Efficient Home (prior 4-year monthly energy bill average only \$210 per month)
- The entire house has LED lighting.
- Dec. 2016- New 50-gallon High-Efficiency A.O. Smith water heater
- 2022 updates-
 - New Comfortmaker QuietComfort (96%+) high-efficiency dual stage with variable speed blower HVAC system (with a 10-Year transferrable warranty!)
 - Central Air with Whole House Aprilaire high-efficiency air filtering system
 - Whole House Aprilaire automatic digital humidifier system.
- Ecobee4 Smart home thermostat with remote app control w/built-in Alexa.
- "QuietCool" Smart whole house attic fan with automated digital control.
- Updated 200 Amp electrical service
- Generator transfer switch & outside connector

