

# KENT FARM MANAGEMENT & REAL ESTATE

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**Listing #3070**

**17112 480th Lane, Chariton**

**\$899,900.00**

*One of the finest in Lucas County, this property offers spectacular panoramic views from the top of 27.86 beautiful acres. Tucked inside the scenic countryside just minutes away from town, this splendid home, overlooking a peaceful pond, provides great privacy in a serene setting. You will enjoy unforgettable views from every room of this perfectly situated home.*

*This LIFE magazine Dream House "inspired by Frank Lloyd Wright, designed by Taliesin" was enlarged and enhanced by builders to create the traditional Craftsman*



**style which is carried throughout the home with solid oak doors, floors and custom-built oak cabinets. The two level home with walk-out has room for every family member to gather yet enjoy their own space.**

**The main floor center great room features a vaulted ceiling, Clerestory stained-glass windows, customized entertainment/storage center with large screen TV, and dual sliding doors opening to a multi-level cedar deck. An open light rail surrounds living room, kitchen and entry with 6" solid oak trim.**

**The large U-shaped peninsula kitchen opens to a dining room with glass-front display and granite top built-in storage cabinets. Its features include solid hickory custom cabinetry with many specialty cabinets including pull-out pantry drawers surrounding a Sub-zero refrigerator, Bosch dishwasher, stainless steel oven and cook top. Adjacent to the kitchen is the laundry room, two guest bedrooms and main bath.**

**The private main floor master bedroom with sliding door to deck has his and hers walk-in California closets and en suite featuring a sit-down vanity with multiple mirrors and walk-in/roll-in handicap shower. Ceramic tile in bathrooms and laundry. Master bath, lower level bath and exercise room have in-floor adjustable electric radiant heat. California closets are throughout the house and garage as well.**

**The main floor also has a beautiful executive office which is completely built-in with oak cabinets, over-sized desk, bookcases, files, and a view one will not soon forget!**

**A solid oak stairway in the great room leads to the lower level with a finished walk-out basement. This level includes a second office, extra-large storeroom with shelving, recreation, family and fitness rooms. Large bedroom with walk-in closet and small kitchenette off the family room with heated floors in the bathroom and exercise room.**

**Owner is a retired electrical engineer and designed the electrical wall in the storeroom. Other special features included in the home are Lutron Homeworks lighting system and APRILAIRE whole-home energy-recovery ventilation system. Telephone/network/video cabling with patch panel throughout the house and two-line key telephone system with extensions in shop and barn. A 20 kva Generac back-up generator for the entire home is located on the north side of house. Also included is a BEAM whole house vacuum system with VacPan in kitchen and ADT alarm system with a remote exit feature.**

**We have given prospective Buyers a mere glimpse of the Coons' Acreage but there are many more features too numerous to mention. It is absolutely an extraordinary property and one that needs to be viewed, walked and experienced to truly appreciate!**

## **Features**

**Rooms:** 12 (plus storeroom)

**Bedrooms:** 4 (3 up, 1 down)

**Bath:** 1 full main, 3/4 master, 3/4 down

**Type Property:** Acreage

**Construction:** One-story brick and stone/Craftsman Style  
**Es. Sq. Ft.:** 2,564 plus 1,879 finished lower level (4,443 total)  
**Lot Size:** 27.86 acres  
**Taxes:** \$6,252.00  
**Type Heating:** Propane forced air (2 units)  
**Air Conditioning:** Central Air (unit main, unit lower)  
**Utilities:** Clarke Electric  
**Water:** Rathbun Rural Water  
**Sewer:** Septic (seller will inspect and update as needed)  
**Garage:** Two-car attached with AC and radiant heat in floor  
**Deck:** Yes with steps to patio  
**Basement:** Full, 1,879 sq. ft. finished lower level  
**Type of Foundation:** 9' insulated foam formed, poured concrete walls  
**Year Built:** 2001  
**Utility Room:** On main with utility sink and an extra large closet  
**Floor Covering:** Carpet, tile, and hardwood  
**Type Roof:** Asphalt shingle  
**Dining Room:** Open to kitchen  
**Family Room:** Lower level plus recreation and fitness rooms  
**Great Room:** Vaulted ceiling with built-in entertainment center  
**Office:** All built-in including desk and additional lower level office  
**Insulation:** Icynene foam insulation all 2"x6" exterior walls  
**Terms:** Cash or conventional financing

### **Pre-qualification required**

**Possession:** On or about July 1, 2018

**Items Remaining with Property:** All shades, blinds, and window treatments. All appliances -- except clothes washer & dryer -- basement shelving, surround sound speakers and amplifier, Generac 20 kva emergency generator, and playground equipment.

**Owner Reserves:** Mirror at front entry, appliances in garage, shelving from shops, diesel tank by workshop, living room television, exercise room television, pool table and cue rack on wall (if possible to move). Bench and deck box on playground.

**Items Negotiable:** Clothes washer & dryer, and infrared sauna.

**Other Buildings:** 36'x60' machine shed/shop. All concrete floors with shop portion heated and air conditioned. 36'x36' horse barn -- three horse stalls, wash room, and tack area. Tall, open front building used for hay storage.

**Agent:** Dan E. Kent  
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**Owners:** Christine Sue Coons Trust