

10 Raccoon Ramble Features:

Exterior Features

- **Prime Location:** Situated on the east end of one of Artesian Lakes' larger lakes, surrounded by serene natural woods.
- **Accessibility:** Single-story design with two ramps and two ADA-compliant commodes, ensuring handicap accessibility.
- **Private Cove & Boat House:** Features a spacious boat house with secure storage, a fish cleaning station, ample built-in seating, and an uncovered area ideal for fishing. (Electric powered pontoon boat seating 7-8 is available for purchase)
- **Outdoor Entertaining:** Enjoy a large, partially covered deck with a grill, perfect for outdoor dining. A ramp and stairs lead to a flagstone path and patio, complete with a firepit and additional dining space.
- **Functional Carport:** Includes an attached carport with electrical outlets, two secure storage areas featuring shelving units, and a workbench in one section.
- **Additional Amenities:**
 - ✓ A buried 250-gallon propane tank.
 - ✓ Mosquito and spider misting system for outdoor comfort.
 - ✓ Newer two-zone heating and air conditioning system for year-round efficiency.

Interior Features

- **Great Room:** Showcases floor-to-ceiling windows, flooding the space with natural light and offering breathtaking views. A propane fueled stone fireplace and wall mounted television complete the space.
- **Spacious Bedrooms:**
 - ✓ Large primary bedroom with private access to the backyard and stunning lake views.
 - ✓ Two oversized guest bedrooms, perfect for accommodating multiple bunk beds.
- **Well-Appointed Kitchen:** Features a large walk-in pantry for ample storage and dining area with an unobstructed lake view.
- **Built-In Storage:** Floor-to-ceiling wall units in the great room provide additional space for display and organization.
- **Appliances Included:** All appliances currently in the home convey with the property

This beautifully designed property offers the perfect blend of accessibility, functionality, and lakeside tranquility.