

6679 AUDUBON STREET in CASTLE PARK

Dear Castle Park Friends,

I have loved living in Castle Park as a full time resident for over twenty five years, but the time has come for me to relocate to Tennessee to be closer to family and extended family. Therefore, I am selling my cottage.

The two story salt box-style cottage is fully winterized and was built in 1960 with 3 bedrooms and 2 full bathrooms, one on each floor. In 1990, a lower-level playroom with two beds and a garage were added. In 2012 both bathrooms were remodeled. In 2015 a new layer of roofing was installed, and the cottage has maintenance-free gutter guards. Outside the cottage are two separate brick patios, plus wood decking in the back with a hot water shower. There is also a perennial rock garden. Other amenities include external lighting around the outside of the cottage, a covered box for firewood, two attached storage sheds, and driveway parking for 3 or 4 cars or golf carts, with level access from the parking area into the cottage.

Quality construction includes Pella windows on the first floor, and window shades throughout the cottage. The 22 yr. old oil furnace has been regularly serviced, and although the forced air system can accommodate (but does not have) central air conditioning, the cottage does have working A/C window units in the first and second floor bedrooms. Also, an attic fan with a built-in timer can be set to draw in and circulate the cool night air. The first floor has a knotty pine kitchen and pantry with laundry, a living room, a sitting room, and the master bedroom. There are also two large porches, each with nearly 300 sq. ft. of space for entertaining. One is an all-season glassed porch with radiant heat and a wood burning country stove. The other is a large spring-summer-fall screened porch with skylights and wonderful lake breezes. Spectacular sunsets can be seen from both porches.

The cottage is in a prime location on a dune behind and above the meeting house at the end of Edwards. With easy access to the Castle and the pool, it is also just a short walk to the courts and the beach. Nestled in a wooded forest, the area surrounding the cottage is quiet and exceptionally private. The asking price is \$889,000. To submit an offer, please contact me to obtain a residential real estate purchase and sale agreement form that will have a legal description of the property. I reserve the right to refuse any offer for any reason, or to withdraw from any offer to purchase. For more information or to see the cottage, please contact me at kbaird@wmol.com. I will get back to you as soon as possible.

