Sapphire Homes Custom Twinhome

$ 179,900

47th St - Clock Tower Lane · Fargo · ND

You'll fall in love with this ….

One-of-a Kind, Top-Quality, Custom Twinhome featuring nine-foot ceilings with graceful arches ~ custom trim work ~ three-panel doors ~ ceramic tile flooring in the entry and baths ~ and superior craftsmanship throughout, including custom cabinetry and trim work in the kitchen and bath areas. The kitchen is open to the spacious dining and living area and an elegant fireplace accents the corner. The living room opens to the covered back patio where you can entertain or relax with a cup of coffe.

Three Bedrooms and Two Baths make this the perfect home for a growing family or the empty-nester. The master bedroom with plenty of light, features a private bath and walk-in closet ~ the front guest bedroom could also serve as a delightful sunroom.

In-Floor Heat keeps every room consistently warm and toasty during the cold months, with the option of a gas forced air furnace for additional warm-air circulation, while central air provides for summer comfort. There is only one zone, but the floor heat can be manually adjusted to keep one or more rooms (or the garage) cooler or warmer.

The Garage is insulated, finished and painted. The floor is finished with epoxy paint, and features a floor drain, in-floor heat, and the space is complete with an insulated over-head door, garage door opener, and attic access with a pull-down ladder to a reinforced storage space.

New Construction	**2008**	**Taxes:**	**$ 1,909.00** (estimated through '10 with abatement**)**
Square Feet:	**1579**		
Foundation:	Slab on grade	**Taxes:**	**$ 3,285.00 (**estimated w/o abatement)
Lot size:	**37.5' X 140'**	**Specials:**	**$ 7,500 .00 (**estimated/please verify)
		Installments:	**$ 650.00 (**estimated/please verify

Town & Country REALTY

Call Linda Schiefert
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