



## **Address: 222 Berryton Rd**

### **Sellers Top Favourite Features of their Home & Neighbourhood:**

1. Geothermal heating/cooling system – comfortable and economical to operate in all seasons
2. All the windows-makes you feel like you are outside/amongst the trees surrounded by nature  
i.e. in master bedroom at night you can watch the stars and moon out the top windows or when there is a thunderstorm, seeing all the windows light up with lightning is amazing. Plus no need for windows coverings because no neighbours close by
3. Convenience of one level living – unique concrete floors warm underfoot
4. Peacefulness and quiet – even when storming
5. Overall open concept and kitchen size and layout including huge island with two sinks - great for entertaining
6. Maintenance free roof and exterior and interior/exterior lighting
7. Low taxes
8. Acreage with even more newly planted trees growing
9. Distance from the road –private but not isolated too far from town
10. Both garages – plenty of room for my large truck, huge storage, great for tools, workshop, hobbies with a sink in detached garage – love the modern style and size of garage doors that look like they are from L.A.
12. Neighbours
13. Closeness to Kingston, Ottawa, Brockville, Bridge/USA
14. Quality beyond code – ie. Insulation, LVL structure
15. 2 separate fenced areas to keep pets safe (peace of mind)

***What the Sellers love you probably will too!***