

# Letter from the Sellers

12 Hidden Valley Road, Lafayette

Dana  
Green  
Team

## What We Love About This House

- Wonderful, family-oriented neighborhood with a great mix of original owners, 15 year residents and newer families.
- Kid and dog friendly – great for bike riding and walking dogs.
- Informal neighborhood watch system – everyone looks out for each other.
- Mature front yard, completely fenced for dog and child safety.
- Easy back yard – huge turf lawn play area for kids and dogs.
- Built in BBQ hooked up to house natural gas; bistro lights wired to switch in living room rather than on landscape system.
- Two separate transformers for front and back lighting – can have on different schedules.
- Side yard with easy access to kitchen for growing vegetables
- Large storage shed for bikes, skis, etc.
- Large main bedroom with separate closets and small walk-in closet to share. Easy access to back yard via French doors.
- Large main bathroom with water closet and dual shower heads.
- Two additional bedrooms - one with direct access to hallway bath.
- New heater and A/C units - installed by Haddon Heating October 2021. Haddon also installed new ductwork in 2015 and does all of the servicing.
- Two zone system with wi-fi enabled thermostats
- Large eat-in kitchen with hidden laundry area - easy to multi-task. Has sightlines to front yard thru front windows. Double Dacor ovens installed May 2021
- Two car garage with epoxy floor, storage cabinets and 2nd refrigerator
- Parking in driveway for 3 cars

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- Locking mailbox.
- Sump pump on south side of property for efficient drainage.
- Gutter guards on entire house.
- 20 year roof installed in 2009.
- Sleeping rooms and living rooms in separate wings.
- One level home with lots of storage.
- Small office area between family room and kitchen.
- Half bath between family room and kitchen.
- Mortise hardware on front door and door to the garage.
- One level living.