**Ludeman Lake House**

**Along the shores of upper Lake Arbutus, in southern Clark County, sits this wonderful lake home. The current owner has moved on to the next chapter of her life thus offering this home for sale for the first time. The following is a list of amenities that one will experience with this property.**

* **9 approximate acres consisting of mature Oak and Maple**
* **Approximately 400 feet of water frontage**
* **Lake Arbutus is an approximate 950 acre lake offering fishing and water sports**
* **The property is near thousands of acres of public lands**
* **Direct ATV trail access**
* **¼ mile +/- private blacktop driveway**
* **Outside wood boiler that heats the garage and driveway apron**
* **An approximate 5000 square foot Tomahawk log sided home (3 floors)**
* **2 x 6 construction with half log hand hewn siding / R26 value in walls**
* **3 car heated garage / room for a dog run with access to garage**
* **Irrigation system**
* **Corian / tile / Oak throughout home**
* **Ample storage space / very large closet areas**
* **Zinc strips along roof edge**
* **Home built in 1996 / 10 year old roof**
* **2 new furnace in 2020 / split zones**
* **Whole house on demand LP generator**
* **Per Mar home security system**
* **Central Vac**
* **Hand split 2 sided granite fireplace / LP gas freestanding stove on lower level**
* **Secure gun room / storm shelter**
* **Upper / lower laundry areas**
* **Access from garage to lower level**
* **Walk out lower level**
* **Trex decking**
* **Many furnishings are included**

**This property is move in ready and waiting for a new owner. Start your legacy in beautiful Black River Country!**