



Modern Open Concept Under Vaulted Ceilings

Separate dining and living areas, each with its own fireplace · Great room added in 2012 · Custom built-in cubbies make a true mudroom

A Main Level Owner's Suite

Vaulted ceilings and a private deck · Sitting room and walk-in closet · Walk-in shower and a separate soaking tub

Lower Level Built for Entertaining

Large recreation room with a custom bar · Fireplace and wood stove · Fifth bedroom and a full bathroom

1.1 Private Acres, No HOA

Deck, patio, fire pit and hot tub · Side-yard bamboo forest for privacy · 3-car garage and expanded driveway

Comparable Property Analysis

These qualified comparable properties authenticate the Casey Samson Team value range below.

PROPERTY	BUILT	FINISHED SF	LOT	ASSESSMENT	SALES PRICE
1316 Alps Dr	1980	3,800	49,000 SF	\$1,550,000	—
10101 Windy Kn	1977	3,240	217,800 SF	\$1,662,910	\$1,965,000
1077 Spring Hill	1979	3,588	23,417 SF	\$1,687,590	\$1,678,000
1289 Middleton	1989	3,962	20,011 SF	\$1,533,940	\$1,677,000
9200 Ripple Bro	1979	2,770	87,120 SF	\$1,584,860	\$1,625,000
9501 Brian Jac	1978	5,149	46,678 SF	\$1,695,150	\$1,451,125
Age & Size Average	1982	3,597	87,076 SF	\$1,628,147	\$1,773,333
Price Range Average	1982	3,440	43,516 SF	\$1,602,130	\$1,660,000

Authenticated Values™

Built 1980 · 3,800 SF · Assessment \$1,550,000

CUSTOMARY VALUE

\$1,808,527

PREMIUM VALUE

\$1,953,209

OTHER UPGRADES

Secluded contemporary in Smith Farm — 1.1 acres, no HOA.

Interior and exterior paint 2026

Great room flooring 2026

Sump pump installed 2025

Windows replaced 2012–2025

Hot water heater 2023

Bathrooms 2022

Roof 2020

Patio 2015

High-efficiency geothermal heat pump system, siding and furnace 2012

Expanded driveway 2011

Kitchen and appliances 2011

Main level reclaimed hardwood 2011

What the Owners Love

New great room added in 2012

High-efficiency geothermal heat pump system

The basement bar

Lots of daylight

Large patio with the hot tub

Large side-yard bamboo forest for privacy

Casey Samson

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