

## Why 765 Townsville Landing Rd is the Perfect Home for You!

This property is packed with custom features that make it a **must-have** for any buyer looking for comfort, convenience, and adventure.

### Superior Construction & Energy Efficiency

- Built with **2x6" walls** and **fully insulated interior walls**, providing outstanding noise reduction and energy efficiency—your heating and cooling costs will thank you!
- A **two-season sunroom** offers warmth when needed, extending your living space.

### Reliable Power & Backup System

- A **whole-home generator** automatically runs a test every **Tuesday at 2 PM** to ensure it's always ready.
- Serviced by **Enon Electric**, the generator provides **instant power** during outages, with its wiring running through the attic to **minimize outside noise**.

### Well & Water Filtration System

- The well house contains a **top-tier filtration system**, with filters changed every six months for **fresh, clean water**.
- **Automatic heating** in both the well house and shop bathroom kicks in at **35°F**, so you'll never have to worry about freezing pipes.

### Versatile Shop & Event Space

- The **heated and cooled shop** features a **bathroom and flexible layout**, making it perfect for year-round use—**workshop, event space, or both!**
- A **removable partition** allows you to **customize the space** to fit your needs.

### Ultimate Storage & Outdoor Perks

- The **20x28 carport** easily accommodates a **large pontoon boat, travel trailer, or RV**, plus **power outlets** for easy hookups.
- A **28x12 lean-to** provides additional storage for **lawn equipment or water toys**.
- A **storage shed** with solar lighting and shelving keeps all your boating, swimming, and recreational gear **organized and ready to go**.
- A **40x60 garden** is prepped and waiting for your green thumb!

### Lake Life Made Easy

- **Steele Creek Marina & Campground** offers private gate access to launch your boat, including **E Dock**.

- **Boat slips & annual passes** available—just **\$5 for a daily pass or \$50 for the season** (confirm details with the marina at **252-492-1426**).

This is more than just a house—it's a lifestyle! With its **premium features, smart design, and unbeatable location near John H. Kerr Reservoir, Kerr Lake, and the state parks** this property won't last long!

 **Don't wait—schedule your showing today!**