

FAQs

11644 Furnace Road
Blue Ridge Summit, PA 17214

Why would leave such a lovely place after all your work?

Everyone asks why we would leave this place. We have worked hard restoring it and loved living here...we have our reservations about selling it and no doubt I'll be shedding many tears when we leave. The only way we can explain the decision to sell is that there were several "layers" that sort of overlapped a year ago. One was our beloved dog, that we got right after we moved here, suddenly passed away, so the place doesn't feel the same to us without him. Also, my husband's company was bought out recently and we are a little nervous about changes that could take place. Also, last year we bought a vintage Avion trailer that, now that we no longer have a dog, we like just picking up and going...and want to do more of that. Plus between messing up my shoulder a year ago, having a new second granddaughter to help take care of and taking on a part time job, I no longer have the time to keep up with the maintenance I've been doing around here. We hit 10 years living here this year...and we both felt that it was "just time" for a changing of the guard. We will stay in this area because we really like it and our daughter and family are here, but we are looking for something smaller. This area is great because it has a nice slow pace, no traffic and people are just nice. Its a 5-6 minute drive to the post office, bank, Super Walmart, Lowes and a great Mennonite market! Plus it's a nice central location...35 minutes to Frederick, just over an hr to DC and Balt, 10 min. to Ski Liberty and 20 minutes to Gettysburg. Several golf courses around here too, if you're into that.

What are your annual taxes on that property? \$1700+

How do you keep the house warm? Cool? The furnace is about 12 years old and in great shape. Propane heat-, and it's the best heat we've ever had! Propane costs us \$400-\$600 a season depending on the winter. There is also a woodstove insert in the great room and many acres of woods! As far as summer, we are usually about 10% cooler than Frederick, the nearest larger city where we both work. We have only ever used 2 window units...mostly for humidity...because there's usually a nice breeze. We also installed an automatic exhaust fan in the attic to pull hot air out once it reaches a certain temperature.

Do you ever have problems with frozen pipes? Never. The previous owner had a new propane furnace installed shortly before we bought it and they put a vent in the duct work in the cellar that circulates in the crawl space. Smart.

Is the electrical and plumbing up to code? Yes. Because we renovated both bathrooms, the kitchen and laundry room, the plumbing and electric is new. (See attachment.) There is still some older wiring for some of the outlets in the great room, but it's ok. No knob and tube. And while we are on the subject, our utilities have averaged about \$180 per month. We have an electric stove and electric heat.

Is there a well & septic? Yes, we have a very deep well and have never run out of water—so water is free. We also have a sand mound septic system (which most people have around here). In PA, you have to have the holding tank pumped out every 3 years. Costs about \$150. It's such a racket because it doesn't matter if you have 1 person or 20 living in a house, it is required. We had a cap installed on the tank 2 times ago so they can just come and unscrew it, instead of digging up the grass every time.

Do you have internet, cable and good cell phone coverage? Yes. I have Verizon and Steve has AT&T and we both get 3-4 bars. We get internet and our land line through CenturyLink. We have a bundled package and also get DirectTV with it. No cable as of yet.

What's the snow like there in winter? Are you ever cut off?

As far as the weather here, we have always said that VA, MD and PA are good places to live weather wise. It's not an area that gets hurricanes, tornadoes, forest fires, flooding, etc. The winters are hard to predict anymore. Last year we had one snow storm and that wasn't even that bad...3 years ago we got hammered. Good thing is we've gotten to be friends with our neighbors and he has heavy equipment for plowing...and we are first on his list once he plows himself out! And honestly, our road gets plowed faster than any place we've ever lived—maybe because the sheriff lives on this road. Can also say that there's no place cozier to get snowed in!

Is Furnace Road a busy road?

We set back from the road, and it is not a busy road at all. You can't see any neighbors, it is surrounded by woods. And btw the neighbors are all good people. And in fact, two of the families used to rent this house!

Is there a fenced in area for a dog(s)? This is a dog's paradise! Our beloved Ned had the best life. There is a good sized dog yard (about 30 x 30) with a dog door that goes into the mudroom, and another that goes into the house. So dogs and cats can go in and out at their leisure. Then it is fenced the whole way around the house and workshop except for the porch, but we built a removable fence for that area to give more area to run around (good for grandchildren too!) Most of the day, Ned had the run of the property. We've noticed a big difference in the amount of deer since he's been gone almost a year. They figured it out in a hurry and were jumping over the fence and were eating plants—that has never happened before! So critters will be very happy here!

Is that a quarry or mine nearby? Do you know what they mine there? On the satellite, it looks like it's in our back yard, but it's not. When we first moved here 10 years ago, we could hear it in the background if the wind was blowing this direction. About 4-5 years ago, it had gotten gradually louder and louder because they were moving this direction. Now they bought more property in the opposite direction from us and have moved in that area. Once in a while you can hear the beep beep of the heavy equipment in the distance. They mine the green stone in this area that is used for tennis courts, shingles, etc.