

## Other Items of Interest

- The house is sided with cedar.
- Floors on the main floor are wide plank cherry, and hickory upstairs.
- All the windows are double hung Marvin windows.
- There is redwood decking on the front porch and screened porch—along with all the posts and railings.
- The basement could easily be reconfigured to be a rental unit or a mother-in-law suite.
- There are two areas on the hill to the east of the house that were levelled for possible barn construction—pine trees have grown up on the northernmost one
- 30 acres of pine trees will be ready to harvest in about 10 years.
- The original property with the house is loaded with hard woods: white oak, cherry, hickory, poplar, maples, birch, cedar, and some beech.
- One of the wood racks on top of the hill will stay with the property—for firewood storage.
- All of the stack stone; river rock; cinder blocks on top of the hill that will stay with the house.
- There is a creek along the front of the property that runs all year round.
- There are springs in the fields at the front of the property—one of them puts out so much water it was where everyone in the immediate area used to get their water.
- There is about ½ mile of road frontage.
- There are posts that go all the way around the perimeter of the property
- Treehouse's paneling was all hand made from a tree that fell on the property
- The treehouse is very well insulated and it has 2 outlets—perfect for kids to spend the night—our wireless even reached out there.
- The cable service by the treehouse is enough to serve an entire subdivision.
- If you are planning to use the workshop as a workshop, there is a built in dust collector and power inverter that converts the incoming power to 3 phase power. If you want these items, they will stay with the house.
- There are two 4" pipes under that patio so that if you ever wanted to run power, water or gas to or from the house you could—there is a fence post at the end that you can find with a metal detector.
- All the downspouts are piped away from the house and into the woods
- The area under the screened porch is great for parties. There are even two outlets in the wall under the breakfast room to plug in warmers, party lights, etc.
- Attic is super well insulated with reflective barrier—it is like an R60. After it was done, we noticed a significant reduction in our electric bills.
- Virtually all the lightbulbs in the house are LED—literally hundreds and hundreds of dollars' worth
- Windows have been refreshed with new slides.
- There is an antenna on the roof in lieu of cable.
- The house has an underground 400 amp electrical service.
- Septic system was just redone in the fall of 2015 - after 34 years of good service.
- When we redid the driveway, we added 6 spigots—at the end of the front yard; by the dog house; by the tree house; in the vegetable garden; across the driveway from the garage; and a spigot and shower at the treehouse.
- The doghouse has power so that you can have heated dog beds and a heated dog bowl in the winter.
- This house has TONS of storage. There is additional storage under the breakfast room and in the shed.
- There is room for a deep freeze or extra refrigerator in hall closet.
- Racks for ribbon will stay with the house.
- Leftover paint is in basement closet for touch-ups
- Leftover tile from master and hall baths in the closet
- Leftover flooring from laundry, full and half baths in the basement is in the closet
- Leftover shingles in the storage room under the breakfast room
- Leftover tile from the basement is in the closet