

FEATURES LIST



HOUSE

- Karlsen home builders- 3 bedroom plus office (4th bedroom)- 2 bathrooms
- Propane fireplace- 10 ft ceilings- light and bright – new sink in kitchen
- Laminate floors- New carpet in living room, family room and bedrooms
- Upgraded wi-fi programmable thermostat for heat pump
- Access from master and dining room to back yard
- Covered back porch- plumbed for propane BBQ
- 14X20 Garden shed with 8 raised garden beds
- Property fenced and gated with automatic opener
- Separate fenced yard around home

BARN

- 4 matted stalls with water available to each
- lighted paddock area with sand footing for mud control
- 12X12 heated tack room insulated with R19
- Hot & Cold wash rack
- Water spigots at each end of barn-gutters connected to drainage to prevent standing water
- Toilet, sink and shower in heated space
- 29 Gauge colored metal siding & roofing
- 12X48 finished Loft storage
- 36X48 Monitor style barn w/12" eave at leen to, 18" eaves at monitor- interior finished with plywood from floor to ceiling.
- 4/12 pitch for monitor & leen to, 24" overhang all the way around
- 2-2X48 carbonite light panel in the eave of leen to
- 3 bin compost/manure shed

PASTURE

- Nearly 2 acres- cross fenced
- No chemicals sprayed for 5 years-
- Great grass/hay mix with Big trefoil (lotus major) alfalfa
- Hand weeded, yields approx. 200 bales of hay a year
- Hot fence- security cameras
- Trail behind house for riding

SHOP

- 2 car parking- concrete floor-
- Asphalt driveway with RV/Trailer parking
- 220 power- RV hook ups- garage door opener