

## Just a few of the “extra” features done during construction

- 2 hot water heaters looped together, making 100 gallons of hot water available at a time.
- Hot water system in house is plumbed in a circular pattern with an internal pump circulating water throughout house for instant hot water to all fixtures. (currently set on a timer)
- Foundation is built with oversized footers and 8” solid concrete walls.
- Stereo system throughout house with independent volume knobs for each room. System is set up with 2 different zones, allowing for different music sources to be played on each zone.
- 10’ ceilings throughout main floor and 9’ ceilings throughout 2<sup>nd</sup> floor. VERY nice trim package.
- Hidden spice racks built into custom cabinets in kitchen. (column on each side of the cook top pulls out)
- Oversize garage... True 3 car garage. Bring your Suburban or other large SUV!
- Gun/vault room accessed from garage with metal door and deadbolt for security purposes.
- Hot and cold water plumbed to fixture inside garage. Use for washing cars or cleaning garage floor.
- Over 1000 square foot of expandable area in attic that is already framed and insulated. Spare electrical lines have already been run to this area.
- 400 amp electrical service with 150 amps supplying the barn and 225 amps supplying the house, each on its own circuit with disconnect.
- Both 110 and 220 in barn.
- Barn is insulated and has commercial LP gas heater with thermostat.
- 2” water line from the street. Y’s out by the utility pole/electrical meter, sending one ¾” line to the barn and one ¾” line to the house. Each line has its own shut off valve. Plenty of water pressure and volume available to each.
- High efficiency dual fuel units on both of the main floor heat and air units. Gas heat for extreme cold or heat pump for moderately cool temperatures.
- Propane gas tank is buried underground behind house, so that tank is not in immediate view. (see black plastic lid between house and barn)
- Have agreement with local farmer who cuts, bails and removes hay from front pastures two to three times a year depending on growth. No charges on either party’s part. He keeps the hay for the work performed. Nothing in writing, so this can be kept in place or terminated at any time.