

## **House features**

- House built to FEMA requirements with HEC 2 study and engineered superstructure, 100% insurable.
- First floor elevation approximately 5 feet above 100 year floodplain
- Open floor plan
- Tin ceiling in great room
- Over 2000 sq feet of conditioned living space
- 1100 sq feet of decks and balcony's with 360 degree views of river and adjacent property
- Spray foam insulation
- Modern kitchen with sink disposal, gas range, electric oven, refrigerator/freezer, microwave and dishwasher included
- 4 bedrooms, Main floor master bedroom with closet and large built in safe
- 2 full baths
- Main bath with radiant floor heating
- hard wired smoke detectors
- high efficiency heat pump with whole house fresh air recirculating unit
- Remote telephone access and control of heating and air conditioning units
- Vermont castings woodstove with local stone hearth and surround
- Washer/Dryer hookup with appliances included

## **Garage**

- 20x30 foot 2 bay high clearance garage
- 20x 20 foot over garage storage with staircase and outdoor upper barn loft type door access

## **Pavilion**

- Covered 20x40 concrete pad
- 20 by 20 foot 2<sup>nd</sup> floor storage with pull down stairs and outdoor upper barn loft type door access
- Cistern for water and separate septic system
- 200 amp electric service
- Electric, water and septic hook ups for 3 travel trailers
- Full outdoor kitchen including hot water, sink and range
- Full outdoor bathroom with flush toilet and hot water shower

## **Treehouse/hunting blind**

- 8x8 foot 2 story kids treehouse/hunting blind with 360 degree views from all levels
- pond behind treehouse

## **Lot 46 Extras**

- Separate driveway
- HEC 2 study done meeting zero rise FEMA criteria. A house can be built on this lot adjacent to the river.