

## List of Features and Amenities - 117 Richland View

- **Interior**

- Welcoming entry foyer
- 12 Ft ceilings in foyer, dining room, living area and kitchen.
- Gorgeous staircase with wrought iron railing leads to loft / living area with media room or 4<sup>th</sup> bedroom.
- Tile flooring throughout with carpet in bedrooms
- Well lit formal dining room accented with a see through fireplace (wood/gas)
- Front office with private bath. Wired with Cat 5 and Cat 6 ethernet.
- Huge living area with vaulted ceiling, floor outlet and the amazing fireplace.
- Spacious and efficient kitchen features: Granite counter tops, Center island with veggie sink, Dual fuel range, ( 5 burner gas cooktop, electric oven), SS appliances convey, Under counter lighting, Breakfast bar with wrought iron supports
- MIL floor plan. Master on main level, 2 guest bedrooms on main level
  - The Master Suite features a vaulted ceiling, bay window, dual vanity, deep tub, separate shower, walk in closet and linen closet
  - The guest wing has two bedrooms adjoined by a large hall and shared bath. The guest bathroom has dual vanity and separate bath area.
- Entry area from garage (mud room) has granite counter with cabinet (matches kitchen color scheme), a quick access security keypad and a coat closet.
- Laundry Room with deep sink and dedicated outlet and space for a freezer.
- Upstairs loft with media room or 4<sup>th</sup> bedroom
- 3 car garage with high ceilings (ideal for a car lift)

- **Energy Efficiencies**

- Well insulated walls, doors and windows. Avg. electric costs average \$121.93 monthly without the use of the solar system.
- Zoned AC (4 separate zones – living, master, guest, loft)
- Propane water heater
- 2.5 KW off grid solar system. Array with 24v, fully independent battery system will provide home power for 3 overcast days.
- No water bill

- **Exterior**

- House – all sides masonry, stone and stucco. Metal roof.
- Large covered front and rear porches with porch extension in back.
- 6 foot high chain link fencing attached to house with 3 zoned areas including a 30 x 30 buried log, drought tolerant garden area with fruit and nut trees and dog run.
- 5 acre lot with adjacent 5 acre tract available
- Natural drainage with installed elements to encourage water retention and flow.
- Wooded with old oak trees
- 500 gal propane tank
- Gravity feed septic system.
- Well house 16 X 14 with 2500 gallon water well storage tank. Booster pump. Wired for backup generator and booster pump will run off solar system.
- Plumbed for water softener
- Underground utilities