

## **Amenities**

Newly remodeled kitchen

Updated plumbing and electrical (to code)

New subflooring, new wiring in kitchen, hallway, bathrooms and house

New outlets and GFI

New Travertine tile flooring in kitchen, new alder cabinetry

8 ft butcher block island with second oven

New stove and dishwasher

Propane plumbed to kitchen and gas log stove

Master bath, double shower, jetted air shower head. Jetted bathtub

150 bottle capacity wine cellar

Garden; drip irrigation installed

**“The Rocks” AVA Vineyard**; in-ground irrigation lines, programable solar switches and pressure regulators, 4 solar switches to irrigate entire vineyard. First wire at 16 inches, 1 inch orchard poly pipe, .5 gal per hour pressure compensating emitter per two feet of one vine.

1200 vines planted and 1400 emitters on one acre

300 vines of third year Cabernet Sauvignon

900 vines of second year Syrah, can be wire trained or bush style head trained

Room to add an additional 1500 vines

Full vineyard information can be found at: [www.everyvine.com](http://www.everyvine.com) under “Black Duck Vineyard”

Garage/shop; temperature controllable storage room, once used for apples and other fruit. Most recently used for a workroom.

Branson tractor and John Deere mower are available for purchase

A handwritten signature in cursive script, appearing to be 'CJF'.