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| **In floor Radiant Heat**3 zones on Main level: kitchen, Great room and bedrooms 2 zones in walk out basement level: Flex room, garage, workshop and laundry room   | **Porch Deck**Wired for sound, Roof installed in 2009New railing and new redwood stairs 2016New Trex Deck 2021 |
| **Views**Buckhorn, Pinion Ridge, Horsefly, San Juan Mountains, valleys, Montrose city lights   | **Windows**New 2020 High altitude glass NOTE: 3 kitchen windows on backorder, est delivery 2/26 |
| **Fire Prevention**Half mile from FirehouseFire Mitigation 2019Corrugated Metal    | **Security system**Installed with motion, Low heat and High heat sensors   |
| **Fireplaces 3**Wood stove in kitchen/dining room, hearth fireplace with insert in Great room, Propane gas fireplace with New surround in Master Bedroom.   | **Exterior**Full RV parking and hookup including 30/50 breaker, water and sewer   |
| **Zoning**Agricultural, livestock, animals allowed   | **Roof**Pro panel 2New metal facia 2021   |
| **Construction**Solar site survey was completed prior to build, home is aligned for maximum solar gain   | **Interior**New carpet in bedrooms 20203 Ceiling fans    |
| **Master Bathroom**Slate tiled Shower plumbed for Steam Bath Unit, Brass sink, plumbed for double sinks   | **Guest Bathroom**Logs chinked and sealed with 3 coats of marine deck sealantBrass sink   |
| **Propane**Owned 1,000 gallon tank    | **Garage floor, pad and driveway**Sloped to allow water drainage   |
| **County Rd 1 to be paved 2 more miles in the**  | **2021 Ouray County Road & Bridge Budget** |