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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 2009 New railing and new redwood stairs 2016  New 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 Firehouse  Fire Mitigation 2019  Corrugated 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 2  New metal facia 2021 |
| **Construction** Solar site survey was completed prior to build, home is aligned for maximum solar gain | **Interior**  New carpet in bedrooms 2020 3 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 sealant  Brass 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** |