

## **Improvement List Main House**

- **Hand Hewn beams from 1890's Kentucky tobacco barn throughout the house**
- **Solid mesquite hand made cabinets in kitchen, half bath, office and wine bar**
- **Front double door made out of mesquit frame and hickory**
- **Wainscoting in entry way & spare bedroom**
- **Fish Fossil in kitchen came from Kemmer Wyoming and in real**
- **Granite counter tops throughout house**
- **4X7 Island in kitchen**
- **2 rock wood burning fireplaces. 1 in living room & other in master bedroom**
- **Master bathroom has cooper bath**
- **2 50-gallon water heaters**
- **2 A/C Units - 4 ton approx. 2 years old/3 ton approx. 2 months old**
- **Stained concrete throughout with Rocko patterns**
- **21 Ft Living room ceiling with 14 ft walls,  $\frac{3}{4}$  plywood on walls in living room**
- **Shiplap in master bedroom, kitchen, mud room & laundry room**
- **ADT alarm system- Can remote by app**
- **Guest room – Features aspen logs from Colorado**
- **Spray foam insulation done on the entire house**
- **Spray foam insulated garage**
- **Kitchen has all stainless steel appliances**
- **Kitchen has stainless steel double ovens**
- **Half bath Jack Daniel's sink**
- **2X6 Walls on all exterior**

## **Improvement List Shop**

- **Size 40 X 50 FT 2000 sq ft**
- **16 ft tall walls**
- **Fully spray foam insulated**
- **2 A/C Units – 1 ½ ton approx. 1 years old/2 ton approx. 1 years old, added window unit**
- **Upstairs storage loft – Approx. 1300 sq ft**
- **Stained concrete**
- **Hot/cold water**
- **Stainless steel wash station**
- **40 gallon water heater**
- **Washer/dryer hook ups**
- **LED lighting throughout shop**
- **Roll up doors insulated.**
- **Framed out room 20X30 fully insulated with foam**
- **Barn wood finish & rustic metal finish throughout**
- **50X100 Ft concrete pad out front of shop**
- **35X24 Ft concrete pad on the back of shop**

## **Improvement List Guest House**

- 3 bed, 2 bath
- CAD 1,008 sq ft Built 1980
- Tile throughout house
- Stainless steel sink
- All electric/electric stove
- Refrigerator conveys
- Washer/dryer conveys
- 1 water heater 40 gallon – Approx. 4 years old
- Remodeled paint & walls
- Outside A/C unit serviced approx. 2 years ago

# **Non- Reality Items Conveying with Property**

## **Main House**

- House refrigerator
- House washer/dryer
- House wine cooler
- House pantry freezer

## **Guest House**

- House Refrigerator
- House washer/dryer

## **Shop**

- Shop washer/dryer

## **Negotiable Items**

- Ducks in office area of main house
- All furniture