

SW Allison Amenities:

Exterior:

- Approx. 1-1/2 acres wooded the remainder cleared with house on it.
- Long private gravel driveway to large concrete driveway in front of house.
- Concrete pad for boat/RV along side of garage.
- Hot & cold hose bid outside garage.
- 2 large boulder rock retaining walls.
- Well that has 25 gallon/minute output. Also, has variable speed on demand pump.
- Propane gas.
- Septic Systems.
- Black on black Anderson metal framed windows.
- Christmas light plugs located in front and back of house.
- Pre-piped & panel designated for a generator.
- Hot tub pre-wired to outside rear of house.
- Flood lights around exterior of house.
- Mt. Hood View From all rear windows, decks, and property.

Upper Deck:

- Tile deck.
- 2 gas heat hook-ups in ceiling.
- 1 gas hook up for BBQ.
- 1 hose bib.
- Exterior speakers.

Lower Deck:

- 1 gas heat hook-up in ceiling.
- 1 gas hook up for BBQ.
- 1 hose bib.
- Exterior speakers.
- Concrete patio.

Interior of House:

- 2 complete heating systems with A/C (1 in attic, 1 in furnace room downstairs).
- 2 water heaters.
- Circulating pump for instant hot water throughout the house.
- Low voltage panel in furnace room.
- 8' Knotty Alder Doors throughout the upstairs. (standard height doors 6'8" downstairs).
- Sound insulation in walls as noted; hallway to bedrooms, J&J bathroom, kitchen walls, master bedroom wall adjacent to great room, powder baths up & down insulated, 2 layers of insulation between floors, Guest bedroom downstairs, shop area completely insulated.
- Engineered wood flooring through entire upstairs (except for master bedroom and office/den that each have carpet and master bathroom & J&J bathroom that have tile flooring) and down the stairs to bottom floor.
- Catwalk and lighting in attic space.
- Central vacuum with retractable hose in walls. Also, has remote on hose to turn on & off.
- USB ports throughout the house.

Great Room:

- Pre-wired with speakers in ceiling.
- Dimmer switches for all hanging ceiling lights.
- 4 floor outlets.
- Stone fireplace with mantel.
- Wood ceiling.

Kitchen:

- All commercial appliances.
- 4' wide side by side refrigerator/freezer.
- 4' double gas oven.
- Large built-in microwave.
- Under counter lighting.
- Over-sized island with seating area.
- Extra cabinet storage underneath front of island.
- Farmers sink Porcelain.
- Insta-hot in island.
- Wood ceiling.

Dining Nook:

- Wains-coating on walls.
- Wood ceiling.
- Extra-Large window.

Den/Office:

- 4 can lights, 1 ceiling light, 1 closet light.
- Complete sound insulation.
- Dimmer for can lights.

Upstairs Powder Room:

- Wallpaper
- Engineered hardwood floor.

Master Bedroom:

- Extra large window.
- Fireplace with tile & mantel.
- Dimmer switch on main ceiling light.

Master Closet:

- Make-up Vanity.

Master Bathroom:

- Heated floor.
- 2 linen closets.
- Oversized tub with air & water jets.
- Extra large window over tub area.

Hallway:

- 2 hide-away hoses in wall for central vacuum.
- Additional pantry with light.
- Hall closet at front entry and one at garage entry.

Laundry Room:

- Engineered wood floor.
- Wallpaper.
- 2 can lights and 1 pendant light.
- Pull down aluminum ladder access to attic.

Bedroom 1 & 2:

- Engineered wood floor.
- Closets with lights.

J&J Bathroom:

- 1 linen closet.
- 1 linen shelf area in tub/shower room.

Stairway:

- Wall sconces.
- Night stair lights.
- Engineered wood stairs.

Downstairs Entertainment Room:

- Pre-wired with speakers.
- Dimmer switch for can lights.
- Tile Floor.
- 2 floor outlets.
- Stone Fireplace with mantel.
- Hideaway hose for central vacuum.
- Kitchenette with dishwasher.
- Insta-hot.
- USB ports.

Guest Bedroom:

- Oversized closet with light.
- Walk-in shower.
- USB ports.

Downstairs Powder Room:

- Stairway closet with light.

Shop Area:

- Garage door from exterior of house into shop.
- Fully insulated.
- Sheetrock.
- Painted.
- Electrical.
- USB port.
- Hideaway vacuum.
- Dimmer switch.

Garage:

- 2 outlets in garage for central vacuum.
- Stainless steel sink with counter.
- Direct drive motors with automatic deadbolts for 9' garage doors (including remote operators)