



Water well

2-horse pump - No community water.

Well house is insulated.

Roof

Highland Slate Composition: Impact resistant, 50-year warranty (Brand is "CertainTeed") Same deduction on insurance as metal roof.

Kitchen

Maple cabinets, soft-close drawers, seamless granite countertops, all electric.

*gas fittings for gas cooktop - (new KitchenAid gas cooktop to convey).

Water Heater

Continuous water heater, conventional 40 gallon circulating pump.

All LED lights

Gas fireplace

Cannot run without electricity (blower / fire hazard)

Windows

Marvin Brand, Aluminum, double gas-filled, 120 mph wind range

Master Closet

Cedar-lined

Attached Garage

Walls, ceilings, and garage door are insulated.

Foundation

Set on sand (hailed in 58 loads)

Beams - 32" deep, 16" wide, and 6' centers

Slab - beams are 16" in ground and 16" out of the ground.

Other features:

Central Vacuum Cleaner

Cedar-lined coat closet with hidden gun storage

Vinyl plank floors throughout the house

Fully-irrigated yard

Wood firepit with firebrick

One AC unit

Flower beds are irrigated with bender-board edging.

Spider Be Gone automatic misting system

Sprinkler System - 7 zones

Net-wire fence around the perimeter of property

Two ponds

Barn (40' x 50'):

Accommodates a 45' motorhome.

RV hookup with water, separate septic tank, and 200 amp.

Three bays (Two 8' automatic doors and the middle door (14') is manual)

Insulated walls and doors

Second set of barns (at back):

8 stalls and catch pens

- 32' x 20' = 640sqft
- 24' x 36' = 864 sqft
- 24' x 36' = 864sqft (older wooden barn)