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Items that can remain w/prices paid when bought new (to be negotiated separately):

- Pool Table \$ 4,500
- Custom Leather Theater Seats \$9,200
- Projector, with stereo/surround sound equipment \$6,900
- Custom 11ftx4ft dining table and chairs \$11,350
- Custom sectional couch \$6,000
- Electronics 10 tvs throughout house and surround sound equipment \$12,500
- Whole house intercom system \$5,100
- Fridges outside, upstairs & pantry freezer \$4,300
- Pool furniture & shed \$3,400
- Camera system -\$3,800
- Complete house 45kW Cummings Generator \$29,000
- 5 box deer stands with feeders and three bow stands \$11,300

Exterior of House Amenities & Details:

- Gated private estate property with keypad access
- Wide heavy-duty road with 4,000 psi, 6" concrete with fiber
- Irrigation sprinkler system yard and flower beds
- Landscape lighting
- Electrical in eaves around house
- All copper roof flashing
- Torch down balcony floor under flagstone
- Outside kitchen with DCS gas grill w/double side burner, fridge/freezer and sink with leathered granite countertops
- Huge (62,000 Gallon) Salt water heated pool with stone/rock waterfall and diving platform
- Maintenance free cedar shake siding
- Post Tension slab
- Three car garage doors w/insulated doors plus fourth bay for buggy and storage
- RV 50 amp circuit on side of house for driveway parking & 50 Amp service in cottage breezeway with sewer clean out connection

- 2 bed 1 bath 1250 foot cottage with large screened in porch
- Tons of hunting small and large game (squirrel, rabbit, turkey, hogs , deer) 5 box stands with feeders, 3 bow stands
- 2 acre pond with concrete gazebo with fire pit. Up to 42 foot deep with spawning beds. Lots of large bass and brim
- Equipment shed with concrete base 16x60
- 1 - 40x60 shop/barn with 2 - 14-foot overhangs & Macro air fan & insect spray system
- 1 - 44x76 ft shop/barn with a 14-foot overhang & Macro air fan & insect spray system
- Multiple pastures/paddocks with four rail fencing throughout
- Shelters/sheds in all pastures with water and concrete pads covered with rubber mats

Inside House details:

- Spray Foam insulation
- 8ft Tall doors
- doors and master shower 36" for handicap access
- Double hung Jeld-Wen windows
- LED lighting
- Tankless water heaters
- Double Thermador cabinet faced fridge and freezer
- Thermador cabinet faced dishwasher
- Thermador Gas 6 Burner Stove with oven
- Separate Convection oven with microwave
- Oversized granite island
- Upstairs kitchen with sink cabinets and fridge/freezer and Convection microwave
- Home theater with stadium seating
- Oak treads on stairs