

RESIDENCE INFORMATION

Main House	1782 sq/ft
Front Porch (covered)	192 sq/ft
Back Porch (12x12 Gazebo with LED lighting & fan)	456 sq/ft
Carport (20x24 - 2 car)	480 sq/ft
Pole Barn (24x35 - enclosure potential)	840 sq/ft

EXTERIOR SIDING - Georgia Pacific - 50 year warranty (Dec. 1997)

ROOF - Installed January 2013

- Owens Corning - Lifetime Warranty (40 year) - Architectural Grade Shingles
- Fascia - 1x8 Hardi Board
- Soffit & Frieze Board - PVC
- Seamless Gutters with french drain system

INSULATION

- Ceiling R-25
- Walls R-11
- Floor R-18

MAIN HOUSE INTERIOR FEATURES

LIGHTING - All interior and exterior fixtures with LED bulbs. Dimmers in Kitchen, Dining & Master Bath

KITCHEN - Remodel completed in 2018

- Satin White Cabinets with brushed stainless hardware
- Soft close drawers
- Solid surface Corian tops with seamless kitchen sink
- Delta kitchen faucets
- Whirlpool water purification system for drinking water
- Tumbled stone travertine backsplash with decorative perimeter listelle
- Appliances Include: Maytag self-cleaning glass top range, 2 New (2024)

INTERIOR

- Quality Valspar primed and painted walls and ceilings

FLOORS

- 3/4" Tongue and Groove Plywood Floors
- 3/4" Luxury Carpet over 1/2" waterproof pad
- Allen & Roth *Composite Laminate Flooring 10mm with 2mm acoustic pad (attached) * Installed over Pergo Gold underlayment
- 4 1/4" Wood Base throughout
- Windows - Thermal Pane Low-E (Installed Spring 2019)
- HVAC - 2 stage heat pump with 10kw heat strip (16 Seer rating) - (Installed Jan 2018) with Honeywell 5000 thermostat
- Fireplace - Wisconsin Stackstone Face with Cypress Log Mantel
- Window Treatments - 2" Faux Finished Plantation Blinds
- Decorative drapes to match interior decor
- Ceiling Fans (Hunter) - Living Room, Family Room and all 4 Bedrooms (3 bedrooms have lights on fan) 48" Brass & Bronze

MASTER BATH

- Porcelain Tile Shower & Ceiling with Listelle border - Granite Shower Corner Seat
- All shower wall surrounds have been waterproofed with custom building product (Red Guard)
- Porcelain Tile Bath Wall Wainscot surrounds with Listell Border
- Porcelain Tile Floors
- Custom Jacuzzi Spa with mood lighting - built with easy access for maintenance (mortar base set)
- Custom Fabricated Vanity with Cultured Marble Top
- Under vanity lighting
- Delta Plumbing Fixtures
- Stain resistant tile grout (TEC)
- Wood blocking for handicap assist bars on shower and commode surrounds

HALL BATH

- Porcelain Tile Tub surrounds & Ceiling with Listelle border - all tub surrounds

waterproofed with custom building product (Red Guard)

- Porcelain Tile Bath Wall Wainscot surrounds with Listelle border
- Porcelain Tile Floor
- Medium Oak Vanity with Cultured Marble Top
- Stain resistant tile grout (TEC)

PROPERTY SIZE - 10.1 Acres

- 6 to 7 acres planted in Argentine Bahia Grass
- Pebble stone driveway
- Generous manicured landscape around residence
- Manual irrigation system around residence
- Connection provisions for whole house stand-by generator
- 13 water faucet outlets located around property for available convenience
- Property is private. serene with an abundance of wildlife

OUT BUILDINGS (4) - CLIMATE CONTROLLED

- Residential quality electric in all buildings
1. **12x50 Finished Interior - 600 sq/ft**
16 x 16 Covered Porch - 256 sq/ft
Kitchenette area with small refrigerator / sink area
Bathroom & Shower Area
Washer & Dryer Hook-Up
 2. **12x12 Finished Interior - 144 sq/ft**
 3. **12x12 with 4x12 front porch, Semi-Finished Interior - 192 sq/ft**
 4. **12x16 Finished Interior - Tile/Carpet Floor - 192 sq/ft**
- **10x14 Warehouse Building (Unconditioned) - 140 sq/ft**
Unfinished Interior with wood shelving

CLAY ELECTRIC