

6 Bedrooms, 4 Baths, 2 ½ Baths, Great Room, Theater, Game Room, 2 extra living areas, 2 car garage that will fit big pickups, additional 3+ car garage in basement

House includes adjacent lot for 2 acre total

2 stall boat dock and boat ramp (one of the best crappie fishing docks on the lake in the Spring. Generally catch more than 20 per hour during Spring run right from dock)

House Structure Engineered to 135 mph Wind Load

House was designed tight and super insulated for energy efficiency.

Lightning Protection System for house & dock

Hidden closets behind bookshelves in Great room – One includes anchored gun safe (code on tape behind back side of cabinet when opened)

3-Way Switches with boat dock lights in dining area and downstairs patio (for when you forget to turn out the dock lights) 3-way and 4-way switching used throughout house.

Canal has been excavated for deep water access to lake in low lake conditions. Canal access to lake allows for dock access even in rough lake conditions and prevents dock damage in rough lake conditions. 7' plus depth under dock.

Theater includes all electronics – 6K projector, Bose 5.1 Surround Sound. Theater walls are either double studded with plywood both sides or concrete. Provides high level of protection as safe room in storms and noise reduction for rest of house from theater

Hand scraped hardwood floors throughout main floor

Great room/ kitchen cabinets and theater cabinets feature solid walnut faces. Master bath cabinets feature solid cherry faces. All other major cabinets have solid red oak faces

Closet in outdoor kitchen and next to dining room designed to be easily converted to Dumbwaiter or small elevator.

Upstairs (attic rooms) can be closed off and shut down (water shutoff in mechanical room) when not in use. HVAC designed to cool quickly when needed.

Cable and Cat6 wiring throughout house – to junction box in mechanical room

Spider-B-Gone system for house and boat dock

Automatic water sprinkler system for both house and lot

Automatic Hot Water Recirculation System (nearly instant hot water)

Floor Heater in Master Bath

Energy efficient hot water heater with heavy plastic tank (never rust out)

Foundation designed with free floating slabs. Slabs are not tied to footings to prevent load transfer that could cause shifting of structural walls. Slabs (floors) may move very slightly up or down with seasonal moisture changes, this is expected and does not cause structural damage to house.

Accent lighting on front of house with timer controls in mechanical room. Includes two receptacles under soffit to control Christmas lighting. Hooks for Christmas lighting in place.