

41111 N. Mill Dr. House Extras

House Internet/Cable Wiring

- All rooms wired with multiple coax and Cat5e network/phone connections with conduit for future expansion

Whole House Entertainment System

- 6 rooms of speakers installed
- wire run for 5 others
- Roussound Cav 6.6 Multi-Zone Controller in Media Room to stay with house along with Bluetooth connection
- Individual volume and source controllers in 6 rooms

Construction

- Polysteel Insulated Concrete Form Construction / Styrofoam form filled with concrete and rebar (Insulation rating R50 – 10in walls on ALL exterior walls. (www.polysteel.com). Overbuilt for storms and efficiency.
- Slab
 - All 3 ft beams
 - 25 10ft piers (over-engineered for protection from foundation problems)
- HVAC
 - 2 A/C units, Propane heaters
 - A/C units installed on North side of home where they are shaded all year round for maximum efficiency.

Efficiency

- 2 propane tankless water heaters (one dedicated to showers and latrines, one dedicated to kitchen and washer)
- TechShield Radiant Barrier roof sheeting (keeps attic temps down up to 30 degrees lower and super vapor barrier properties) [LP TechShield Radiant Heat Barrier | LP Building Solutions \(lpcorp.com\)](http://LP TechShield Radiant Heat Barrier | LP Building Solutions (lpcorp.com))

Water

- Whole house water filter and water softener
- Extra new filters provided with house

Prepper Package

- Whole House Generator (Generac 22Kw) 7yrs left on warranty / 70 Auto-transfer switch / all critical components on genset (well, 1HVAC, 2 refrigerators, 1 deep freezer, Home Internet, kitchen range and microwave, living room, master bedroom, both bathrooms, hallway, and more)

- Safe-Room – HIs closet all 10in concrete construction walls and ceiling, 2in solid steel door w/3 deadbolts, air ventilation (mom and kids will be safe during hurricanes or tornado. Shelves for food storage, guns, and ammo.)

Master Bedroom

- Lighted Bump-up, can lights, speakers with audio controller
- Large (her) closet with built-in shelves, cabinet hub for all wired network, cable connections, alarm system

Utility Room

- Extra Refrigerator and Deep Freezer with generator backup outlet

Attic

- Plywood flooring above complete garage (lots of storage for Christmas and Holiday stuff). Two drop down attic ladders (garage and house hallway)
- LED lighting in entire attic (Don't worry about storage, working on HVAC, or water heaters. Super bright lights light up entire attic)

Internet

House

- Her closet wiring distribution center - 2x2 wireless coaxial cable to 2 LPDA Fixed Wireless Access Wilson Pro antennas installed on chimney. Fixed wireless access (high-speed Internet) can be purchased from Verizon or T-Mobile. Already pointing to T-Mobile and Verizon Tower Azimuth. (cost \$50 per mount) Typical speeds 50Mbps down. 5G coming this year (typical speeds will be 100-200Mbps).
- Area is cleared for Starlink. Have this installed currently and typical speeds are 200Mbps down 20Mbps up (cost \$100 month)

Shop

- 3 Antenna masts – Can be used for Fixed Wireless Internet Access or HAM radio. Wired access via water-proof junction boxes
- Cat5e cable run in buried conduit from building to house. Conduit runs from house attic (over garage) to shop building West wall. Access panel in shop on West Wall. Future string runs installed in conduit. CAT5e cable terminated in (her) closet wiring cabinet. Internet access can be integrated with house Internet or vice versa.

Media Room

- Wall scone dimmable lighting
- Ceiling Fan
- Seven wall outputs for 7.1 surround sound
- Whole house audio system sourced from Media Room
- HDMI and Component wiring for high-resolution Projector

- Sound deadening wall panels throughout

Kitchen

- Blue Eyes granite counter tops
- Accent lighting above cabinets with remote controller (can be changed to any color)
- Utility storage garage (for toasters, blenders, etc.)
- Lazy Susan
- Stainless Steel Five Star brand pro-style cook top with 4 burners, griddle
 - Heat-lamps
 - Heat trays
 - Dimmable lights
- Frigidaire Gallery Oven (Electric) (connected to whole house generator)
- Stainless Steel Venmar Vent Hood w/ lighting, heat-lamps
- Speakers and Audio controller

Outside

- Can lighting (dimmable) under front eaves
- Back dimmable flood lights for fire-pit and cooking off-patios

Back Patio

- Huge back 30ftx22ft covered concrete patio
- Can lighting (dimmable)
- Outside Kitchen prep area with sink
- Half-size refrigerator cubby
- Outlet for big-screen TV
- 2 out-patios
 - Fire-pit area
 - BBQ area
- Wrap around concrete walkway

Garage

- 2 Car garage
- Epoxy floor
- Walls and ceiling finished and painted
- Insulated attic
- Window AC unit
- Electric Heater (220v)
- Side door
- Ceiling Fan
- LED Lighting

Kid Features

- ATV/Motocycle track around entire property with tabletop jumps and tracks across bridges and creek
- Outside play fort
- Large tree swing
- Large round tree swing

Storage

- 2 20ftx12ft Storage buildings (5yrs old)
- 1 21ftx 18ft Carport
- 1 8ftx6ft steel storage shed

Shop

- 60ftX40ft Shop
 - LED lighting throughout
 - Outside lighting on North, South, and Patio side
- 22ftX20ft Wood shop off main shop
 - LED lighting and dedicated power outlet
 - 2 roll up doors and one large barn-door that keeps height (camper can fit)
- 40ftx30 Mother in Laws Quarters/Man Cave
 - Professional cabinetry in kitchen and bathroom.
 - Bathroom (sink and shower) with cubby closet
 - LED Lighting in main area, loft, and bathroom
 - Dedicated HVAC system (AC installed with Hard-Start)
 - New gas valve installed recently
 - Dedicated water heater
- 40ftx10ft Loft over Mother-in-Law quarters/Man Cave (great for kids entertainment room)
- 40ftx21ft Patio with stained concrete w/2 dedicated 20amp circuits
- 12,000lbs Auto-Lift (great for mechanic, oil changes, brake jobs, etc.)
- Shop floor professional epoxy and sealed
- Washer Dryer hookups and exhaust for dryer
- Utility sink
- Power outlets everywhere (50amp, 30amp, 20amp)
- Whole shop water filter
- 30amp Generator Sub-panel with all critical curcuits

RV Storage

- 40ftx20ft RV Cover
- 50amp Service
- Water hookup
- Grey/Blackwater hookups (dump your RV on-prem)

Well-Shed

- Outlets for heaters for any future Snow-vid events
- 80 gallon tank

Gate

- 12ft Galvanized gate
- AC Power run to gate
- 6-month-old Might-Mule gate opener (with 4 remotes)
- 14ft gate (South side of property)

Chicken Coop

- 20ftx20ft Coop (all treated)
- Water and 2 110v Outlets
- Covered Tractor/Mower parking
- Can be used as horse shelter