

### Key Property Highlights

#### Main Residence (Approx. 2,700 sq ft Heated)

- Custom-built with 2x6 studs w/ interior walls featuring red oak and other species
- Granite countertops!
- LARGE pantry!
- All walls insulated (very efficient!)
- High quality, long lasting, durable standing seam metal roof
- Loft overlooking main living area with 99" and 76" ceiling fans
- Wood-burning fireplace insert with blower and thermostat
- All clothing closets lined with solid cedar
- Master suite: walk-in closet > laundry room > bathroom > bedroom
  - Tile shower, jetted tub, double vanity, private HVAC for master suite
- Two central heat & air units (gas/electric), tankless gas water heater
- Frost-free faucets at all 4 corners

#### Oversized Heated Garage (22' x 42')

- Insulated and heated with five-brick gas heater
- Includes EF5-rated safe room (6' x 9') with lighting

#### Bonus Living Areas

- Bonus Room (16' x 22') with V-groove wood ceiling
- Downstairs study/office + upstairs wildlife observatory with spiral stairs

#### Outdoor Living Features

- 10-ft deep front porch with swing, cypress posts, and real stone columns

- Flagstone hardscaping and a circular rock fire pit

#### Shop Building (30' x 40' red iron)

- Heavily insulated, LED lighting, two ceiling fans, gas heat
- Kennel feeds to septic system
- Washer/dryer hookups (appliances not included), water at shop.
- Front and rear walk-through doors, steel roll-up door
- 22' x 40' lean-to with full-length outlets, lighting, concrete pad for kennel
- 25' x 18' metal carport with electrical service

#### Greenhouse (16' x 20')

- Irrigated, fans and exhaust on thermostat

#### Detached Mother-in-Law Quarters

- Plumbing/electrical for kitchenette and wall-mounted HVAC unit
- Upstairs bedroom with window AC, plumbed full bath for washer/dryer
- Upstairs access ready (steps not built)

#### Additional Property Highlights

- Chicken coops optional (can remain or be removed)
- Truck patch/garden areas, wildlife food plot visible from home
- Room for barn with nearby water access
- -9- ct. frost free outdoor faucets
- An additional 10' x 20' concrete pad w/ water