

Inside House: No carpet

Downstairs

10 ft. ceilings

Separate formal living room (parlor) in front of house (could be used as an office or study)

Surround sound in large family room with wood-burning fireplace (open to dining and kitchen) in back of house

Powder room (toilet and sink) off family room

Gas water heater (serves kitchen and large laundry room)

Laundry room (spaces for washer, dryer, freezer, gas water heater, and free-standing storage unit; also large washroom sink with upper and lower storage cabinets under cabinet lighting; attic access)

Kitchen (free standing stove {Heartland 48 inch gas with 6 burners, oven, and broiler with 2 storage compartments); lighting under counters; bottom cabinet drawers (4) are pull-out.

LG dishwasher (able to use top rack only for small loads)

Microwave (1250 watts)

Extra-large lighted (automatic switch on door jamb) pantry with built-in spice rack on door

Master bath with ADA toilet and roll-in shower with seating and glass block window

Lighted separate linen closet

Master bedroom mini-split AC/heat, gas logs with thermostat for fireplace (Save \$ on whole house heat and A/C at night when other rooms are not being used.)

Dimmable light switches in all bedrooms and most other areas

Ceiling fans throughout house

Window seats (dining and master bedroom) with storage cabinets underneath

Security door at outside kitchen door

Upstairs

9 ft. ceilings

Walk-in mechanical room (contains AC/furnace, hot water heater (for bathrooms); extra storage with shelving and a window

Attic access in hallway (pull-down stairway), lighted

3 bedrooms

Full bath (tub/shower, toilet, sink, counter with upper and lower cabinets, separate linen closet

Ceiling fans in all bedrooms

Porches

Covered, 3/4 wrap around

Ceiling fans (front and back), 2 sky chairs on front porch

Hot tub (5 seats and 1 recliner) color changeable lights (back porch)

Festoon lighting (dimnable) above tub

3 ground fault receptacles for extra lighting (Christmas, etc.)

Garage

3 bays (2 for vehicles plus storage shelving), 20 gallon hot water heater, LED lighting, 100 amp. electric service, piped for compressed air, attic storage (pull-down stairs for attic access)

3rd bay can be used as guest quarters (ceiling fan, central AC/heat, insulated, shower, toilet, sink, counter space for cooking, upper and lower cabinets, lighting)

Outside lighting on front of garage

new roof

Additionally

95% efficient gas furnaces for upstairs and downstairs

Plumbing under house; insulated with heat trace tape

Whole house insulated and double glazed low E windows

Hurricane clips - all levels

Outside storage building and set-up for 15KW whole house generator

Security (post lighting along driveway (fluorescent))

Rain water storage (2 tanks 2500 gallons each) for lawn or emergency water supply

Fully fenced back yard with lighting, 4 gates (1 on back porch, (1 to first garage bay, 1 on east at back of house property. 1 at west on front of house property)

Wood Shop: separate building with 100 amp. electric service, water, AC/heat, new roof

RV Shed: attached to wood shop, 11 feet clear height, 28 feet long, graveled, lighted

Tool Shed: separate building (10 X 12 ft.) lighted, storage (lawnmowers, etc. (Seller might keep))

Driveway: Circular, paved with gates opposite house property

Acreage: 1.75 acres cleared, house sits on about .25 acres