

Description and Features
15577 Crown Oaks Drive
Montgomery, Texas 77316

3-story, 6-bedroom, 6.5 bath, 4 car garage.

2-bedroom/1-bath apartment over Barn.

Barn/Workshop With 1,588 Sq. Ft. of work space.

38 Rooms Total: 8-bedrooms, 7.5 baths. With 8,333 Living Sq. Ft. On 8.25 acres next to lake.

House sits on heavily wooded acreage, 600 feet back from street, very private and secluded, with plenty of deer. Horses allowed, 1 per acre.

This house has: (NOT including the Apartment)

2 - Formal Entry ways	4 - Living Rooms	2 - Kitchens
2 - Studies	2 - Game rooms	2 - Breakfast rooms
2 - Laundry rooms	2 - Balconies	2 - Patios

+ Apartment above Barn with its own Kitchen (#3) & living room (#5)

Features include:

Low Voltage Electrical: (All Wiring Installed)

Pre-wired whole house Stereo/intercom Sound System with CAT5E wired individually controlled Master units; each control unit can play its own music simultaneously or separate from the other units. Each unit is its own Master.

CAT 6 data cables throughout house (2 per bedroom, office and library), RG6 TV cable throughout, Security Camera cables RG59 with power and accompanied with CAT6.

High Voltage Electrical: (All Wiring Installed)

Your very own transformer (purchased) set back 600 ft from street. It is supplying 400 amps to house. Meter is set next to transformer. Two 200-amp emergency shut-offs located on exterior of house. Two 200-amp breaker boxes mounted in electrical room.

This house is set up for a whole house 400-amp generator with a generator pad and gas line set next to the electrical meter.

Ultra-High Energy Efficient: (All Installed Except Where Noted)

Insulation - Exterior walls are built with **2x6s**, not 2x4s which allows for two extra inches (6 inches total) of insulation. The walls are insulated with BIBS Custom Fit Blown Insulation which gives it a rating of **R24**. Attic floor is insulated with **R38**. The Subfloors are insulated with **R19**. The Elevator shaft is insulated with **R19**.

Exterior walls – All exterior walls are covered with plywood, and the entire house is wrapped with Tyvek by Dupont, a moisture and air transfer barrier. Windows are wrapped with MFM SubSeal-40, a self-adhering waterproofing membrane.

Windows - All the windows are constructed of aluminum (not vinyl). These windows are double-paned with an extra thick half-inch spacing (1/4 is standard) between the glass and are filled with inert gas. They are also Low-E Rated. The lower sash of the windows is removable for easy cleaning.

HVAC – 5 units in house, one in apartment. They all carry the rating of 16 SEER and carry a **Lifetime Parts Warranty**. The units are zoned so you can shut down sections of the house that are not in use (i.e., third floor, mother-in-law suite). (Outside units not yet installed.)

Roofing – The roof is constructed with Tech-Shield (heat barrier) decking. All ridges have ridge-vents and several attic vents. All soffits are perforated all the way around the house for maximum ventilation of attic.

Hot water heaters – There are two gas Tankless water heaters in the house and one electric Tankless water heater in the apartment. The two in the house are zoned for rapid heat to their perspective target. (One in barn not yet installed, but is wired).

Exterior doors - All exterior doors except formal entries are insulated and double-paned with built-in Venetian Blinds between the glass. The Formal entry way doors are solid mahogany and are double-paned with decorative leaded glass in between.

Lighting / Fans - All lighting throughout the house is set up for LED lighting. The house is set up for ceiling fans in all bedrooms, living rooms, game rooms, library, and office.

Movie Room: Super Advanced Technology (4K, Dolby ATMOS, DTS:X, IMAX) (Wiring Installed)

Enter a new world of sound with Dolby Atmos. Dolby Atmos creates powerful, moving audio by introducing two important concepts to cinema sound: audio objects and **overhead speakers**. Together, these completely change how soundtracks are created and heard.

DTS:X is the next generation object-based, multi-dimensional audio technology from DTS. Unbound from channels, DTS:X conveys the fluid movement of sound to create an incredibly rich, realistic and immersive soundscape - in Front of, Behind, Beside and **Above** the audience - more accurately than ever before. DTS:X will be enabled through an online firmware update coming later this year.

Traditional surround sound confines all sounds to a small set of channels that can deliver sound to you from only a few perceived angles. They cannot put sound above you. Further, sounds exist only as part of a channel mix. If one sound is emphasized in a traditional mix, another must be diminished.

In Dolby Atmos, sound can be freed from channels. It treats specific sounds as individual entities, called audio objects. These can be precisely placed and moved anywhere in the cinema's three-dimensional space - they are not confined to specific channels. The Dolby Atmos cinema processor then determines which of a cinema's huge array of front, back, side, and **overhead speakers** it will use to recreate this lifelike movement.

Dolby Atmos soundtrack brings alive the onscreen story as never before possible. The movie's sounds flow all around and above you to completely immerse you in the action,

heightening the impact of the story and creating a powerfully moving cinema 3D sound experience. See more in individual room description.

www.dolby.com/us/en/technologies/cinema/dolby-atmos.html

www.dolby.com/us/en/categories/AVR.pdf

Flooring:

The second floor is decked with 1¼ inch thick engineered, moisture resistant, rot resistant and no warp decking, not the standard ¾ inch plywood.

The third floor is decked with ¾ inch thick engineered, moisture resistant, rot resistant and no warp decking, not the standard ¾ inch plywood.

Elevator: (Shaft Only Finished Out)

Three Story Elevator, handy for bringing heavy objects to the second or third floor. It helps increase mobility within the home.

Centralized vacuum: (All pipes and wiring installed)

A Whole House Vacuum System with garage mount 220V industrial bagless unit with exterior house exhaust, which provides for quiet operation -- No jumping out of your shoes if you are in the garage and someone in the house turns it on.

This centralized vacuum uses the Hide-A-Hose system. There is a 35 ft hose installed into each vac outlet. The hose disappears into the wall, all 35 ft of it, until it is needed. The only thing that needs to be carried around in the house is the wand.

Bathrooms:

All bathrooms are structured to hold the support of Frameless-Glass Shower and Tub Surrounds.

Water: (All pipes installed)

There is a water main junction in the garage for a Whole House Water Softening System. The water main line (1 inch) enters the house from underground through slab to the water main junction in the garage. It then disperses through the rest of the house. There are no exposed water pipes, no need for winter wrap. The external water faucets are No-Freeze faucets. They also do not need winter wrap.

All water pipes are ProPEX.

Gas: (All pipes installed)

The house uses the FlashShield System. Not iron piping which corrodes, rusts, and produces sediment that can damage equipment. FlashShield is a Stainless-Steel flexible gas piping system that delivers industry leading household fault current and lightning protection. It utilizes a metallic-shield within its protective jackets to handle hi-voltage risks associated with lightning strikes as well as dielectric jackets for lower voltage associated with household fault current. No corroding, rusting, or sediment associated with this stainless-steel piping. No sediment traps are required.

Porte-cochère: 26'

Two-story vaulted ceiling drive-through Porte-cochère with recessed lighting (cans only) and wired for four wall lanterns and front-of-house wall lighting, all individually controlled.

Septic: (Installed)

It is an aerobic septic system with 4 tanks and 2 pumps. Inspected and approved by Montgomery County Health Department.

Gutters: (Installed)

Rain gutters are two-toned, beige along the roofline to match the paint on the eaves and brown on the down spouts to match the brick. The down spouts go into the ground attached to 4-inch underground piping to take the water away from the house and disperse into the dry moat that surrounds the perimeter of the house.

Driveway: (Installed)

The driveway is constructed of 3,000 psi concrete and is all rebar re-enforced. The main portion of the driveway is roughly 700 ft long from the street to the barn. It is also extra-wide 14 ft, making it easier for boats and/or RVs. The entrance is also extra-wide for easier maneuvering. The loop around is 12-ft wide and the portion going around to the back of the barn is 10-ft wide with a parking space in back. The section of driveway directly in front of the garage and barn is roughly 53' x 36' (1908 sq. ft.). Great space for playing basketball or anything else you can think of. All of it has a picture-frame pattern.

All electrical wiring is installed and hooked up to breaker boxes; all plumbing pipes are installed in the house and pressurized and hooked up to water meter; all gas lines are installed in the house and pressurized and hooked up to gas meter.

More details listed under individual rooms.

This house consists of:

First Floor with 10' Ceilings (Except where noted)

1. Formal Entry way with **20'** Ceiling **17' 3" x 12' 8"**
 - a. Luxurious Floating/Open Winding Staircase
 - b. Wired for Lighted Staircase
 - c. Ten-foot High, Extra-thick Solid Mahogany Double Doors
 - i. Ball Bearing Hinges
 - ii. Leaded Glass and Sidelights
 - iii. Baldwin door handle set
 - iv. \$20,000 Custom-Made doors
 - d. Eight-foot tall, 3/8-inch thick tempered window above doors
 - e. Two Coat Closets

2. Formal Living room **15' 5" x 14' 4"**
 - a. Wall indention for Built-in shelves
 - b. Wired for 2-Switched outlets for lamps on Right
 - c. Wired for 1-Switched outlets for lamp on Left
 - d. Whole House Vacuum outlet stubbed
 - e. 2 Windows

3. Formal Dining room **15' 6" x 14' 9"**
 - a. Recessed Ceiling
 - b. Wired for Perimeter Lighting
 - c. Wired for Chandelier & 3-way switch
 - d. 2 Windows

4. Master Kitchen: (Set up for) **18' 2" x 14' 0"**
 - a. Double Convection 30" Ovens
 - b. Speed Convection 30" Microwave Oven
 - c. 48" Range-Top
 - d. Trash Compactor in island
 - e. Recessed Refrigerator Nook for Full-sized Refrigerator at Matched Counter Depth
 - f. 48" Over Range Hood Vent with External Exhaust
 - g. Pot Filler over range top in wall
 - h. Dish washer
 - i. Double main sink at
 - j. Oversized Window
 - k. Island with Electrical Outlets
 - l. Single Secondary Vegetable Sink in island
 - m. Under-Cabinet lighting Throughout Entire Kitchen
 - n. Three Pendant lighting over island
 - o. Two Recessed lighting over main double sink
 - p. Stove hookup is pre-setup for electric and/or natural gas
 - q. Pre-wired for Whole House Stereo/intercom System
 - r. Whole House Vacuum outlet

5. Extremely large Pantry **11' 8" x 5' 5"**

6. Breakfast room **16' 2" x 12' 1"**
 - a. Breakfast room alcove
 - b. With Kitchen Office
 - c. Ready for Wall Cabinets
 - d. Wired for Under Cabinet lighting
 - e. Ready for Desk height countertop

7. Laundry room **14' 1" x 7' 10"**
- Laundry Shoot from Second Floor
 - Ready for Floor and Wall Cabinets
 - Wired for Under Cabinet lighting
 - Ready for Laundry Sink
 - Ready for Work Station with Overhead Recessed lighting
 - Both Gas and Electric hookups
8. Full Bathroom **8' 7" x 7' 5"**
- Shower with Italian Marble Shower Base
 - Ready for 3' Cabinet with Countertop and Sink
 - Ready for Commode
9. Pet room / or Whatever You Want It To be **14' 6" x 5' 3"**
- With Ventilation System
10. Living/Family room **20' Ceiling** **23' 0" x 18' 7"**
- Pre-wired for 5.1 Surround Sound
 - Pre-wired with HDMI Video cable
 - 2 CAT6 Data cables and RG6 TV
 - Outlets in Floor for End-Tables Lamps
 - Two-Story Wall of 8 Oversized Tempered-Glass Windows
 - Recessed Ceiling lights (Cans installed)
 - Ready for Ceiling Fan
 - Large Closet
 - Entry for Three-Story Elevator
 - Second Floor Catwalk
 - Whole House Vacuum outlet (stubbed)
11. Movie Theater **22' 1" x 16' 2"**
- More advanced technology than regular digital cinemas (details above)
 - Ready for a **220"** 16,9 format Movie Screen (16' Wide)
 - Ready for the ultimate **4K** Projector
 - 3D** Viewing through pre-wired CAT7 for transmitter
 - Pre-wired for **11.2 Dolby ATMOS 3D** surround sound XD & DTS:X
 - Wired for 11.2 - 11 speakers, 2 subwoofers
 - Center / L-F / R-F / R-S / L-S / R-R / L-R / High R-F / High L-F / High R-R / High L-R / Sub LF / Sub RR
 - 8-Gauge silver-copper speaker wire
 - Largest on the market
 - Extremely efficient, least amount of signal degradation
 - Sound proof walls – Had a choice of either, went with both (installed)
 - Half-inch sound board on all four walls behind sheetrock
 - R11 sound insulation in all walls and ceiling
 - Its own ventilation system to keep the room cool (installed)

- i. One inlet blower motor
- ii. One exhaust blower motor
- j. Seat-side room controls (wired)
 - i. Controls 3 recessed lights in ceiling directly overhead
 - ii. A switch (4-way) for perimeter sconce lighting
 - iii. Ventilation system
- k. Electronics room in back of the theater room

12. Electrical room

10' 4" x 3' 3"

- a. Access to rear of all movie theater components (not yet installed)
 - i. AVR
 - ii. Projector
 - iii. Component Power Monitoring Surge Protector
 - iv. Whole house stereo / intercom system
 - v. Security camera DVR
 - vi. Whatever else you might want to put
- b. Two low voltage control panels (All installed)
 - i. Whole house stereo speaker wires
 - ii. Whole house stereo control units CAT5E
 - iii. Video surveillance security RG59 cables with power
 - iv. Video surveillance security cables CAT6
 - v. Whole house CAT6 data cables
 - vi. Whole house RG 6 TV cables
- c. Two high voltage circuit panels for power to the entire house (installed)

13. Large rear Patio with Outdoor Kitchen

48' 2" x 12' 3"

- a. All Brick Outdoor Kitchen (a, iv and v are installed)
 - i. Ready for Sink
 - ii. Ready for 36-inch natural gas BBQ grill
 - iii. Ready for 36-inch Vent Hood
 - iv. One two-door stainless-steel cabinet under sink (Bull BBQ)
 - v. One one-door two-drawer stainless-steel cabinet (Bull BBQ)
- b. Set for Tongue in groove wood ceiling
- c. Recessed lighting (Cans only)
- d. Pre-wired Ceiling fans with lights (Have Lighted Fans)
- d. Pre-wired for Whole House Stereo/intercom System

14. Four-car Garage

47' 1" x 22' 25"

- a. 3 bays at 22' long and 9' wide opening
- b. 1 bay (the fourth) is oversized 25' long and 10' wide opening for truck/SUV
- c. Pre-wired for garage door openers and sensors (CAT5E installed)
- d. Whole house vacuum outlet for vacuuming cars and garage (stubbed)
- e. 3 access doors, front, rear and side (installed)

Mother-in-law Suite with 10' Ceiling 900+ Sq. Ft. **35' 10" x 26' 4"**

Suite has its own Dedicated Two-ton HVAC system.

15. Formal Entry way **5' 5" x 4' 8"**
- Solid mahogany oak door with leaded glass
 - Kwikset handle set
 - One window
16. Master Bedroom **12' 3" x 12' 1"**
- Two closets (one walk-in)
 - Pre-wired 2-CAT6 and RG6 TV cables
 - Set for high-wall mount TV with power
 - Four windows
 - Pre-wired for lighted ceiling fan
 - Wired for Two-switched outlets for dual bed lamps
17. Bathroom **11' 9" x 8' 9"**
- Italian marble shower base (4' 1" x 3') (installed)
 - Ready for Two separate vanities with sinks with double sconces individually controlled
 - Wired for Room light in ceiling
 - Ready for Semi-private commode
 - One window
18. Family room **17' 8" x 14' 1"**
- Ready for A/C control
 - Five windows
 - Door with built-in Blinds to separate rear Patio
 - Pre-wired 2-CAT6 and RG6 TV
 - Wired for Whole house stereo/intercom system
 - Pre-wired for lighted ceiling fan
 - Wired for Switched outlet for lamp
 - Small closet
 - Whole House Vacuum outlet (stubbed)
19. Full Kitchen with Breakfast room: (Ready for) **18' 3" x 8' 3"**
- Breakfast room alcove
 - Gas 30" Range Convection Oven
 - Over Range Microwave
 - Dish washer
 - Refrigerator
 - Double sink
 - Under-Cabinet lighting Throughout Entire Kitchen
 - Three windows

20. Pantry **5' 0" x 3' 3"**

21. Laundry room: (Ready for) **5' 6" x 3' 2"**
- Full size Washer and Dryer stacked
 - Double doors in front
 - Single door on the side for supplies and storage
 - Both Gas and Electric hook ups
22. Rear patio **15' 0" x 8' 0"**
23. Second stair case ready for: **12' 0" x 6' 0"**
- Lockable door for privacy at second floor

Second Floor with 9' Ceilings (Except where noted)

24. Master bedroom 11' Ceiling **20' 3" x 15' 6" + (4'11"x4')**
- Own private wing of the house, **75'** away from the nearest bedroom
 - Double-recessed ceiling
 - Pre-wired for whole house stereo/intercom system
 - Pre-wired for RG6 TV and 2-CAT6 data cables
 - Set for high-wall mount TV with power
 - Pre-wired for ceiling fan and light
 - Wired for Two-switched outlets for dual bed lamps
 - Bedroom nook 4' 11" x 4' (sitting area or place for bassinet)
 - Four windows
 - Whole house vacuum outlet (stubbed)
25. Master Bathroom 13ft Vaulted Ceiling:(Ready For) **21' 6" x 16' 11"**
- Double French Doors
 - Private Bidet and Toilet room
 - Side linen closet
 - One window (installed)
 - His 6' cabinet with counter, sink and sconce lighting
 - Her 8' cabinet / make-up vanity with counter, sink, and double sconce lighting (individually controlled)
 - One large tempered-glass window (installed)
 - Free standing tub with out-of-the-floor overhang faucet
 - 3-sided full-length mirror nook with recessed lighting
 - Extremely large shower 6' x 5'
 - Italian marble shower base (installed)
 - His and hers separate shower heads
 - A wand shower head
 - Overhead rain shower head
 - Drinking water fountain
 - Four 6-inch heat lamps for winter warmth
 - Four 4-inch recessed lights

- i. Two sets of hidden reflective (off the vaulted ceiling) room lights above both closet entries and toilet room, one for regular LED, the other could be your choice of colored LED (individually controlled)

26. Massive Master closet

18' 4" x 16' 11"

- a. His and Hers own entry
- b. Laundry shoot
- c. Ready for Section for shoe shelving
- d. Ready for Dresser with mirror and sconce lighting
- e. One window

27. Office (Off Master Bedroom)

14' 1" x 13' 6" +

- a. Ready for Double Glass French Doors
- b. Pre-wired in-floor for desk with
 - i. Power
 - ii. Multiple CAT6, USB, data, video, and HDMI cables
- c. Pre-wired for whole house stereo/intercom system
- d. Pre-wired for ceiling fan with light
- e. Recessed ceiling lights (Cans only)
- f. Exterior door to rear balcony with built-in venetian blinds
- g. Opening overlooking living room
- h. Two windows
- i. Alcove

28. Cat Walk (To Other Side of House)

30' 8" x 4' 0"

- a. Entry to three-story elevator
- b. Wired for Four sconce lighting
- c. Whole house vacuum outlet (next to Game Room - stubbed)

29. Library

13' 5" x 13' 0"+

- a. Ready for French Double Doors with Glass
- b. Pre-wired for whole house stereo/intercom system
- c. Pre-wired in-floor for desk with 2-CAT6 data cables and power
- d. Exterior door with built-in venetian blinds to front balcony
- e. Pre-wired Ceiling fan and light
- f. Two windows

30. Game room

26' 3" x 16' 0"

- a. Room for a Full-sized Pool Table and
- b. Room for a Full-sized Game Table at the same time with room to spare
- c. Pre-wired for Pool Table light
- d. Pre-wired for Game Table light with Ceiling Fan
- e. Pre-wired for RG6 TV and 2-CAT6 data cables
- f. Set for high-wall mount TV with power
- g. Double doors to front balcony with built-in venetian blinds
- h. Double doors to rear balcony with built-in venetian blinds

- i. Recessed lighting (Cans only)
 - j. Pre-wired for whole house stereo/intercom system
 - k. Two openings overlooking living room
31. Game room storage **7' 3" x 4' 6"**
- a. Ready for Large door 36"
32. Half bath **6' 6" x 3' 2"**
- a. Located in the Game Room
 - b. One window
33. Rear Balcony **36' 2" x 12' 0"**
- a. Tongue in groove wood ceiling (90% installed)
 - b. Pressure treated decking
 - c. Water-proof membrane over decking
 - d. Floor structure built to carry the load of a tile floor (i.e., slate)
 - e. Recessed lighting (Cans only)
 - f. Ceiling fans with lights (Have Lighted Fans)
 - g. Pre-wired for whole house stereo/intercom system
34. Front balcony (not yet installed) **14' 4" x 4' 5"**
- a. Pre-wired for ceiling fan with light
 - b. Set for tongue in groove wood ceiling
35. Bedroom front (#3) **14' 3" x 13' 6"**
- a. Pre-wired for whole house stereo/intercom system
 - b. Pre-wired for RG6 TV and 2-CAT6 data cables
 - c. Set for high-wall mount TV with power
 - d. Wired for Two-switched outlets for dual bed lamps
 - e. Pre-wired Ceiling fan with light
 - f. Two windows
 - g. Large Walk-in closet
36. Private Bathroom in Bed #3 **7' 6" x 7' 4"**
- a. Kohler bathtub (installed)
 - b. Ready for 4' 7" cabinet, counter, sink, and sconce lighting
 - c. Wired for Room light in ceiling
 - d. Ready for Toilet
 - e. One window
37. Bedroom rear (#4) **14' 10" x 14' 6"**
- a. Alcove with three windows
 - b. Extremely-large walk-in closet (**13' 5" x 6' 6"**)
 - c. Pre-wired for whole house stereo/intercom system
 - d. Pre-wired for RG6 TV and 2-CAT6 data cables

- e. Set for high-wall mount TV with power
- f. Wired for Two-switched outlets for dual bed lamps
- g. Pre-wired Ceiling fan with light
- h. Whole house vacuum outlet (in hallway next to bedroom 4 stubbed)

38. Private Bathroom in Bedroom #4 **11' 11" x 7' 8"**

- a. Shower with Italian marble shower base (installed)
- b. Ready for 7' cabinet / make-up vanity with counter, sink, and double sconce lighting (individually controlled)
- c. Wired for Room light in ceiling
- d. Ready for Toilet
- e. One window

39. Second staircase **7' 8" x 6' 0"**

- a. To first and third floors
- b. Ready for Doors on second floor in front of staircases
 - i. Right door to first floor for mother-in-law suite for privacy
 - ii. Left door to third floor to close off and shut down when not in use

Third floor with 8' Ceiling

40. Family room and Game room **34' 6" x 14' 7"**

- a. First half of the room is set up for
 - i. Living room
 - ii. Pre-wired for RG6 TV and 2-CAT6 data cable
- b. Second half of the room is set up for Game room
- c. Pre-wired for whole house stereo/intercom system
- d. Pre-wired Ceiling fan with light
- e. Vaulted ceiling
- f. Two dormers with windows

41. Bedroom #5 **16' 0" x 12' 6"**

- a. Pre-wired for RG6 TV and 2-CAT6 data cable
- b. Set for high-wall mount TV with power
- c. Wired for Two-switched outlets for dual bed lamps
- d. Pre-wired Ceiling fan with light
- e. Dormer with window
- f. Dual-Entry Closet

42. Bathroom located between the two bedrooms **17' 0" x 5' 2"**

- a. Jack and Jill set up
- b. Ready for 9' cabinet with counter and two sinks with double sconce lighting (individually controlled)
- c. Wired for Room light on ceiling
- d. Shower with Italian marble shower base (installed)

- e. Ready for Semi-private toilet (door could be installed for full privacy)
- f. Linen closet
- g. Dormer with one window

43. Bedroom #6 **15' 0" x 12' 6"**

- a. Pre-wired for RG6 TV and 2-CAT6 data cable
- b. Wired for Two-switched outlets for dual bed lamps
- c. Pre-wired Ceiling fan with light
- d. Dormer with window
- e. Dual-Entry Closet

44. Elevator **4' 0" x 4' 0"**

- a. Entrance to 3-story elevator located at end of hall

45. Storage room **14' 2" x 4' 6"**

- a. Entrance to attic in back of store room
- b. Whole House Vacuum outlet in hall outside store room (in wall ready for stub and finishing)

The Barn / Workshop

Barn consists of two bays and a second floor, built with **2x6s**, not 2x4s. It has Six 2x6 Studs sandwiched and Bolted together on each side of all four bay doors for maximum support and strength.

It has a Brick Front with Hardie Plank Siding on the sides and rear. It has one standard entry door in the front across from the side of the garage.

Wiring set in 4-car garage to connect to barn with whole house stereo/intercom system, CAT5E, CAT6 data and RG6 TV cables.

HVAC internals are installed in the attic.

The Barn / Workshop with 14' Ceilings

1. Two Front Bay Doors
 - a. Right – 12' tall x 12' wide
 - b. Left – 9' tall x 12' wide
 - c. Constructed of all pressure treated lumber
 - i. 2x6 main with 2x4s lateral, vertical and diagonal support (all screwed and glued together)
 - ii. All above Sandwiched between 1/2-inch 4x8 plywood
 - iii. Glued and Screwed every 6 inches
 - d. Heavy Duty hinges with bronze bushings (These are extremely heavy doors, but can be opened with your pinky.)

2. Two Rear Barn Doors
 - a. Both are roll-up doors
 - b. External locks keyed to the rest of the house
3. Concrete Gully
 - a. Custom-made Rebar-enforced Concrete Gully on the right side of barn to take driveway rain water away
4. Bay 1 **43' 1' x 21' 0"**
 - a. Concrete anchor cubes built into foundation to support 2-Post Car Lift (exact location in blue prints and engineered slab prints)
 - b. Large ventilation fan over rear bay door
 - c. Staircase to second floor
 - d. Available wiring for whole house stereo/intercom system
 - e. Set up for a wash sink near small entry door
 - f. Six Windows
5. Bay 2 **43' 1" x 15' 0"**
 - a. 2nd Large ventilation fan over rear bay door
 - b. 100-amp Fuse Panel
 - c. Good for storing boat, RV or additional workspace
 - d. Five Windows

Second floor apartment above barn with 8' Ceilings: 725 Sq. Ft. **43' 1" x 24' 0"**

Can have the same energy efficiency as the house (i.e., Insulation, HVAC, Windows, Roofing).

1. Master bedroom **15' 0" x 10' 5"**
 - a. Available CAT6 data and RG6 TV cables
 - b. Walk-in closet
 - c. Three Windows
2. Bathroom ready for: **10'10" x 8' 2"**
 - a. 5' cabinet with counter and two sinks with double sconce lighting (individually controlled)
 - b. 4' cabinet with counter
 - c. Ceiling light
 - d. Shower
3. Second bedroom / storage room **12' 0" x 8' 10"**
 - a. Set up for Double French glass doors
 - b. Closet
4. Living Room **12' 6" x 12' 0"**
 - a. Alcove with three windows
 - b. Available CAT6 data and RG6 TV cables

c. Closet

5. Full Kitchen and Dining set up for: **15' 3" x 8' 10"**

- a. Breakfast room
- b. Gas or Electric 30" Range Convection Oven
- c. Over Range Microwave
- d. Dish washer
- e. Refrigerator
- f. Double sink
- b. Under-Cabinet lighting Throughout Entire Kitchen
- c. One window

6. Storage room separate from apartment **10' 7" x 8' 10"**

- a. Exterior double doors for hoisting and storing
- b. No A/C

