

For living space:

- 1) Custom build, not a spec home
- 2) Quartz Counter Tops
- 3) Induction cooking. Upgraded Bosch appliances.
- 4) Bamboo flooring and tile flooring throughout. No carpet.
- 5) 8' solid wood doors throughout entire living space
- 6) Moen faucets/shower heads
- 7) 100% custom cabinetry and trim work throughout house
- 8) Exterior is stone and hardi
- 9) Metal roof — metal roofs are a large \$\$ upgrade
- 10) Vaulted ceilings throughout with beams.

For Property:

- 10) High powered water well w/ pentair flow/pressure control. This isn't your normal 10 - 15 gallon/minute pump. This well costs almost double that of a normal household well, and puts out commercial volumes of water at 50/60 gallons/minute.
- 11) New 4 rail ranch fencing on perimeter and cross fenced on property
- 12) Automated irrigation for riding area/landscaping
- 13) Laser leveled riding arena that has been compacted and hydroseeded in a turf grade Bermuda
- 14) Upgraded European horse stalls valued at \$2500/piece.
- 15) Fully functioning workshop downstairs with electric.