

59 Family Lane Extras

- Propane Fueled: (500 gal tank)
 - 2- Rinnai on demand hot water heaters (1- for Master/ guest bath, 1- for rest of house)
 - 3- furnaces – (1- Master/guest room, 1- rest of downstairs, 1- upstairs)
 - Kitchen Cook top
 - Clothes dryer (wired for electric also)
 - Napoleon linear gas fireplace
 - Outdoor kitchen grill
 - Spa/ pool heater
 - Plumbed from East side of house to Electric control panel with Generac auto transfer switch already wired into panel. No generator.
- Oversized septic capacity - 3250 gals total (1000- pre treat, 750- aeration, 1500 pump tank)
- 440' water well with ability to pull up into higher aquifers. 6 month old water tank in shop.
- ?? gal Water right Impression series water softener
- 400 Amp service to home, with 125 Amps going to shop. Separate breaker panel for master/ guest side of house in upstairs game room.
- Central Vac system throughout house / garage with 30' hose.
- Open cell spray foamed exterior walls and living area attics
- 3- AC units (1- master/ guest side of home, 1- rest of downstairs, 1- upstairs)- SHECO electric bill runs around \$300-\$330 in summer and around \$100 in winter.
- Winch for chandelier in foyer to raise/ lower for cleaning or bulb replacement
- Oversized 2 car garage
- ½ acre pond
- 30' x 40' shop with 20' lean to (same roof)
- 40' x 40' concrete basketball court off of lean to on shop
- 3- attics- (1- walk in out of upstairs game room, 1- pull down in upstairs, 1- pull down in garage)
- Built in wine rack and wine cooler area
- 10' x 10' R panel storage shed
- Oversized swimming pool – 18'x 38', with beach entry, flowing from 3' down to 8' deep- has a dive rock with waterfall and small slide (approx.- 40,000+ gals)
- ** Timber exemption for tax relief
- ** 2- power/ commercial flush toilets in downstairs bathrooms
- ** Newly run electricity to front gate for camera, light usage
-