

## ENERGY EFFICIENCY

- Highly Energy Efficient Foam Insulation in walls, attic, garage, porches, and under crawlspace flooring.
- Windows – Energy Star Low E double-pane high-energy with Dark Tint for added energy efficiency
- GENERAC 20kw generator automatically powers the house after an outage – operates on propane
- CARRIER high efficiency 17 S.E.E.R. air conditioner and High Efficiency HVAC Electric Furnace (both replaced Sept 2017)
- HONEYWELL Programmable Auto Changeover Touch Screen Thermostat with dehumidification control
- Tankless On-demand water-heater - operates on propane
- Insulated Garage Door 8ft

## EXTERIOR DETAILS

- Foundation – Peer and Beam. Steel and Concrete
- Brick on all 4 sides. Each brick is Hand-Molded for lasting beauty and elegance. It also provides added energy efficiency.
- High elevation roof
- Front porch is wrapped with elegant Stone from floor to roof-top. It also has a beautiful hanging light fixture that can be seen from the street through the decorative window opening above archway.
- Front Door - Elegant mahogany 8 ft. door with two thirds lite and two 14” sidelites and half-circle tandem - all have elegant Wrought Iron Grille
- Custom built Storm Front Door - full glass
- Outdoor ½ bath at back porch and is air-conditioned as part of the house
- Seamless aluminum gutters all around
- French Drain in front of garage – drains out to the lake
- Large Covered porch with porcelain tile, ceiling fan with light, pre-wired for TV and speakers, 2 outdoor plugs. Porch is ready to be converted to a sunroom as it has duck-work for AC ready to connect.
- Large lower-level-deck with seat-railing surround
- 5 ft. Concrete walkway on waterfront and 3ft high 2nd level concrete bulkhead
- Galvanized Step-latter down to the water at the bulkhead
- Pre-piped ready for Sprinkler system to connect pump on dock to pump water from the lake

## GARAGE DETAILS

- Oversized double-car Garage with plenty of room for workshop or storage area – 22 ft wide, half of garage is 32 ft deep and the other half is 24 ft deep.
- Foam insulation surrounds garage walls and attic.
- Fully insulated 20 x 8 ft. door with 1.25 HP garage opener w/Wi-Fi Connect (replaced Aug 2020).
- 10 ft ceilings. drywall finished.
- 220 electrical outlet.
- Garage Attic floor has plywood flooring – great for storage.

## INTERIOR DETAILS

- High Ceilings: 12 ft living room, 10 ft other rooms
- Stone on fireplace flows from floor to ceiling
- Elegant porcelain 20” x 20” tile in Living, Dining, Kitchen, Breakfast, Laundry, Hallway, 2nd bath.
- Granite on All Windowsills
- Bedrooms and closets have solid wood flooring
- Smooth floor transition from wood floor to porcelain tile throughout
- Crown Molding in all rooms
- Ceiling fan and light kit and speed control in Living room w/remote
- Ceiling fan in each bedroom and two in Master bedroom.
- Stylish in-ceiling ultra-thin SPEAKERS for surround sound in Living-room – Master bedroom pre-wired for speakers
- 2” Wood blinds on all windows
- 6 smoke detectors with battery backup and all are interconnected

## LAUNDRY ROOM/ SAFEST ROOM

- Laundry room is the Safest room in the house – room has steel doors and plywood walls.
  - Custom Cabinets and Sink with granite top
  - Electric and gas dryer connections
- SECURITY: 8 Security Cameras as well as Ring Doorbell
- Sensor Spotlights at front and back of house

## KITCHEN DETAILS

- Large Pantry with 8ft glass door
- CABINETS – Custom built Solid Mahogany wood in Natural Color to preserve the beauty of the wood
- COUNTER TOPS: exotic one solid piece granite on Island, black galaxy granite on counter-tops.
- Upper and under counter Lighting
- High-end Stainless-Steel Appliances
- DCS by Fisher Paykel 36" SS Gas Range, with Grill, sealed burners, Convection Oven
- GE -SS Wall oven - 4 in 1: Speed-cook, True European Convection, Warming/Proofing, Microwave
- Dishwasher – Kitchen Aid
- GE side-by-side refrigerator with ice maker
- InSinkErator ¾ HP Garbage disposal - replaced May 2021

## MASTER BATH DETAILS

- Luxurious whirlpool spa with Chromatherapy Mood Light system, armrests, grab-bars, Neck pillow w/pulsating jets.
- Tub surround and vanity tops have exotic granite tops including windowsill
- Mahogany custom built shutter doors that open to the Master bedroom for view of the Lake from the tub.
- Porcelain floor tiles.
- Large His and Hers walk-in Closets

## MASTER SUITE

- Hand-scraped solid wood floor
- 10' Raised ceilings
- 2 Ceiling fans with light kit
- Large sitting-room with view of the lake from all sides

eSPACE – in Hallway. Has granite desktop, wall plugs and internet connection.

SEPTIC: Aerobic Drip Emitter system – 500gal/500gal/750 gal tanks encased in concrete box.

PLUMBING: PEX System

## CUSTOM BUILT BOAT-HOUSE

- Custom built in 2013
- Large boat house, fully covered, built approx. 2' higher than average
- color lights on boat house – set a color or mix colors with timer and remote control
- Large deck and seating benches
- Heavy-duty Boat lift for long, large, boat
- Jet-ski lift for two
- Pre-piped for Sprinkler system ready to connect pump on dock to pump water from the lake
- Fish-cleaning station
- Shower
- 2 electrical outlets
- Swing rope

\*This document was prepared as a courtesy and completed to the best of Seller's knowledge and belief.