

9053 GRAND LAKE ESTATES HOME FEATURES

EXTERIOR FEATURES

- Remote gate with call pad feature, app feature for phone
- Gate and house camera system
- Enclosed trash and package receptacle near gate with camera monitoring/recording
- Matching brick gate columns and mailbox
- Approx. 1/3 mile asphalt road, concrete at house and again at barn apron (AKA as your personal exercise track)
- 10-12' Wide asphalt Driveway with two, two car oversized parking spots
- Additional parking at barn/concrete apron
- Full-Size RV parking
- Oversized 8' foot wide Concrete Front Walkway, opening to 11' then 15'
- Stone, Brick w/Hardie accents
- Aluminum Color Coordinated Oversized Gutters
- Double (68") - Alderwood doors with refractive glass
- Upgraded (Emtek) hardware throughout
Emtek upgraded door handles throughout
- Single Hung Vinyl Windows with Low E Glass, Screens on All Windows & Grills on Front Windows
- GAF Timberline Limited Lifetime Warranty Dimensional Shingles
- Synthetic Felt with Winterguard Ice & Water Shield in Valleys & on Eaves
- Fully insulated attic

FOUNDATION

- 4000 PSI Concrete Foundation
- Post Tension Reinforcement

STRUCTURAL FEATURES

- 16" OC all structural 16" On Center
- 7/16" OSB Sheathing on all Exterior Walls

INTERIOR FEATURES

- Foam insulation throughout
- High Efficiency 3-Zone Air conditioning system in main house has Reme-Halo system added which inhibits viruses/mold/bacteria
- Glas brand wifi controlled air conditioning
- Upgraded Emtek rustic door handles and locks, entry
- Quartzite and Granite Countertops Throughout Home
- Porcelain Tile Throughout
- Stainless Steel Professional Grade Dishwasher, Refrigerator/Freezer and Microwave
- Commercial 6 Burner / Double Oven w/Skillet Top
- Custom Hardwood Cabinets with Dovetailed Full Extension Drawers, Catalyzed Paint Finish
- 42" Wall Cabinets with Double Crown Molding in Kitchen
- Crown Molding
- Direct Vent Gas Fireplace with Stone
- Tile Backsplash in Kitchen
- Pantry with Wood Shelving
- 3/4" interior Door Casing, 5 1/5 window and entry casing & 5 1/4" Base
- 8 ft Solid Core Interior Doors
- Tile Floors in All Bathrooms & Laundry
- Custom Tile Shower in Master Bath
- Comfort Height Base Cabinets in all Bathrooms
- Tempered Glass Shower Doors in Master and pool house with baked in spot-proof system
- Oversized framed mirrors in all Bathrooms
- Upgraded Paint with Coordinated Trim/Doors in Medium Luster Finish
- Wall to Wall Carpet for All Bedrooms, Closets, Great Room & Dining Room with 8 lb. pad
- Laundry Room Cabinets
- Full Height Closet Shelving in all Closets
- Knockdown Texture & Painted Ceilings
- Emtek Towel Bars & Toilet Paper Dispensers in All Bathrooms to Match door hardware
- Office - two built in desks with custom desktops and cabinetry to ceiling
- Farmhouse sink with commercial faucet



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All information deemed reliable but not guaranteed and should be independently verified.



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POOL HOUSE

- Matches finish of main house
- Full farmhouse bathroom style with glass shower enclosure
- Chandeliers
- DTS® Outdoor Sound System with Amp/Subwoofer and Klipsh outdoor Speakers connected to home automation system
- Loft with hidden door
- Full laundry room with cabinets
- Commercial grade porcelain wood grain tile
- Open and well lit, large windows
- Outdoor shower with lighting (hot and cold water)
- High efficiency AC system
- Instant hot water system (electric)
- View of forest/woods/wildlife
- Outlets with USB charger plugs
- Can be used as a full guest house – clothing cabinets, laundry, bathroom and sofa is a queen sized pull out that has never been slept on
- Connected to home automation and lighting control

COST SAVINGS EACH MONTH/YEAR

- Minimized taxes. Ag exemption (remaining ~14 acres currently less than \$17 year in taxes). Will provide name of service used to maintain exemption or do it yourself with the county.
- No water bill (\$250-\$450 mo typically)
- No POA fees (██████) and minimal use restrictions
- Still have access to golf course
- Can have horses, or other farm animals

PARTY BARN & GUEST LOFT

- Full bar and commercial display cooler
- Large workshop area
- Two living room areas
- 19 SEER Fully air conditioned / heated
- Instant hot water heater (electric)
- Two large garage doors.
- Large enough to showcase your favorite muscle car and still play billiards
- Fully finished and carpeted, two bedrooms and living room upstairs. Upgraded waterproof pad
- H/D Urethane insulation
- Men's locker room with built in laundry hamper drop, wall to wall tile, steam shower
- Hidden storage closet with gun safe
- Exercise room with black rubber floor, television, wood ceiling fan
- Wall safe in entry
- Air compressor piped in
- Back patio for cigar smoking
- Large enclosed outdoor storage
- Ceiling fans on patio
- Farmhouse lighting
- Storage under stairs
- Connected to home automation and lighting control
- Will provide basic camera system, sound system, wifi and gate system reprogramming assistance to transfer to new owner's email and phone.



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WELL AND WELL HOUSE

- Matches finish of main house
- Well has extra high powered 4HP commercial duty submerged pump
- Drilled to ~250 feet

ENERGY EFFICIENT CONSTRUCTION

- R-38 Blown Ceiling Insulation - high efficiency urethane -foam
- R-15 Wall Insulation - high efficiency urethane -foam
- Tyvek House Wrap
- Anti-Air Infiltration Caulk, Flash & Seal Package
- High Efficiency 95% AFUE Furnace
- 16 Seer Central Air Conditioner
- Glas brand Programmable WIFI Thermostats with app for phone

PLUMBING FEATURES

- Laundry room plumbed and wired for two separate stackable washers and dryers, or use a regular set up
- Two Rheem Platinum Elite Natural Gas instant hot water heaters w/WIFI capability (4 total instant)
- Master bath shower is huge with pebble flooring and 2 shower with extra handheld shower
- Master bath footed tub
- His/her vanities in master, jack and jill bathroom in guest rooms
- Badger ½ Horsepower Garbage Disposal
- Premium Moen Faucets (4" center, choice of several styles)
- 7 Exterior Hose Bibbs
- PEX Premium Branch & Tee Waterlines throughout house
- PVC Drain Lines
- Elongated Toilets

ELECTRICAL/NETWORK/SECURITY/BUILDING AUTOMATION FEATURES

- High-end Farmhouse LED lighting fixtures throughout
- Complete LED recess lighting throughout all buildings
- Ubiquiti® fully integrated Security System w/6 HD cameras and 1 UHD long range Camera
- Full 6 zone prewired speaker system
- Home building automation server and rack media system
- Ubiquiti® Central Cloud managed Internet security system with WIFI throughout all buildings and pool area
- 400 Amp Service to Home
- Electric Powered Smoke & CO2 Detectors with Battery Back-Up
- 6 LED Disc Lights in Kitchen & 4 in Great Room
- GFI Outlets around exterior
- 20 - CAT6 Outlets
- 5 - RG6 Cable Outlets
- Ceiling Fans in all Bedrooms
- Exterior Flood Lighting
- Exterior LED Accent Lighting

GARAGE

- 3 car
- Epoxy Finished floors
- Fully finished with trim to match interior of home
- Air conditioned with 21 SEER VRF System
- Insulated Premium Garage Doors
- Recessed LED lighting
- ABC fire extinguisher
- 22x21 hidden Land Equipment pole barn on southwest end of property



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GARDENS AND GROUNDS

- Vegetables and herbs ready to eat – only organic or natural products used to control pests and fertilize. 16' x 32' garden (with 2 water bibbs) and side of house herb garden
- Knockout roses bloom year around
- Extensive full home perimeter Drainage system
- Low maintenance garden bedding pebbles with underlying thick weed blocker, most are natural native plants that require little to no water
- 32' X 6' size front patio
- 18.5' x 12.5' size back patio and fire pit
- Back patio uncovered is an additional 22' x 58'
- 8' x 8' Covered patio by bedroom
- 26.5' x 9' covered area by pool house
- Travertine patios and pool skirting
- Wooded trails cut through forest
- Well – no MUD or monthly water bills
- Sprinkler system
- Outdoor speaker system
- Automated/Remote lighting, string lights along new concrete path to barn
- Tif tuff grass means less work, less water and better yard
- Full house, pool house and barn 22kw WIFI Generac standby generator
- Numerous deer and wildlife, red tailed hawks, bunnies, and red headed woodpeckers
- Muscadine grapes grow naturally throughout, and in garden – enough to easily make jam or preserves

EXCLUSIONS (AVAILABLE FOR NEGOTIATION/PURCHASE):

- Furniture
- Garage fridge, freezers, shelving, freeze dryer
- Wall décor and personal effects
- Patio furniture
- Bar furniture
- Pool table
- Bar refrigerator
- Fire pit
- Washers and dryers, clothing steamer
- Barn fireplace, wood, and sound system, dart game
- Barn laundry hamper
- Barn tools and metal work benches, seating, and cabinets
- Pool robot
- Hidden tall gun safe in barn
- Garage mounted shop vac
- Televisions
- Barn air compressor
- 1000 gallon backup propane tank
- Farm/tractor equipment and implements



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