

## **Upgrades and Features to note:**

1. Pond approximately  $\frac{1}{4}$  to  $\frac{1}{2}$  acre depending on season, but always contains water even during drought
2. Barn/Workshop has 220 amps for welding or other needs, plus 120 with security lights on outside
3. Co-Op Water system that is well fed, great water and CHEAP!
4. 27KV full farm back-up standby generator with recent annual completed (worked great during last ice storms which occur occasionally, never without power!
5. Already approved under Wildlife Ag Exemption by county! Easily converted back to Full Ag (previously was under) if live stock is located here!
6. Electric Security Gate at Front entry plus 2 cattle guards located front and rear of home entry across 1 acre
7. Entire home exterior walls made of quarried Austin Stone, 6 inches thick plus over insulated wall and ceiling insulation keeps power bills very low (highest in summer avg \$225/month – about 4 months, Winter Heating bill less than \$100 about 6 months!
8. 2 HVAC systems, 1 is new, other replaced in 2014
9. All cabinetry is made from Canadian Birch with granite in kitchen and marble in bathrooms!
10. All doorways are 36 Inch wide!
11. Access to any room and space to move around including baths and kitchen are extra wide, with 2 massive walk-in or wheel chair accessible showers with many amenities in showers
12. This is truly a large home with 5 bedrooms, all with walk-in closets and a massive Master Bedroom!
13. Bonus room (with 2 glass paned French Doors is large enough for a pool table, or can be a theater room.
14. All rooms on are a single level as this is what a Ranch House is!
15. Master Bath has a jetted whirlpool tub
16. Chef's Kitchen offers stone arched cook center with gas stove, pot filler at stove, double ovens, commercial cook's vent, eat-in granite bar, large granite island, and huge walk-in pantry with coffee bar.
17. Oversized attached garage is a 3-car with workbenches, cabinets and large walk-in storage room.

18. Back Porch has 7 large ceiling fans and faces an immaculate landscaped yard with additional "rustic" seating area that has fire pit, all overlooking fully pipe fenced back yard, pastures and barn area with an abundance of wildlife.

19. Back Pasture Section between cross fence line and rear fence line is part of the Wildlife Exemption program, and has a seasonal creek that runs close to rear fence line. This area can be easily cleared if owners prefer additional acreage for Full Ag.