

# House Features

## Interior

- 8-foot solid wood Craftsman style doors
- Luxury vinyl plank flooring throughout house
- All LED lighting
- Natural gas fireplace with switch to light. Has a heat bypass system, so that hot air doesn't hit TV above it (output is in opening toward top of rock wall)
- Living room TV on a motorized mount, so it can be lowered to viewing height with a remote
- Gigabyte fiber to house
- Two floor outlets in living room
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## Exterior

- 100% Hardie siding
- Fiberglass exterior doors
- Spray foam insulation
- Prepped for standby generator (gas line run, automatic transfer switch in place)
- Irrigation system (controllable from phone), using lake water (\$50 a year)
- Gutters run to drainage pipes emptying into lake

## Pool

- Salt water (automatic chlorinator)
- Controllable from phone
- Natural gas heater

## Boat House

- 4000 pound maximum capacity boat lift

## Shop

- Separate mini-split unit for heat and A/C
- Two 220v dedicated outlets, as well as numerous 110v

## Outdoor Kitchen/Porch

- Stainless steel natural gas barbecue
- Sink
- Screened in

## Other

- Water softener
- 300amp electrical service
- Two-zone heat pump with whole-house media filter (change once a year)
- Heat pump water heater
- Oversized (600 square feet) car garage
- RV garage (600 square feet)
- 50 amp RV plug in RV garage
- RV septic drain outside RV garage