

# 13810 Lowell Ave

## Features List

### CUSTOM HOME

- 7000 SF under roof
- Back patio stubbed out for outdoor kitchen stubbed out with electric, propane, and water
- Both west and eastside access to the attic
- Dedicated 300-amp service to both home and metal building, including a primary disconnect
- Dual hot water systems
- Dual AC systems with three zones – 1 for primary bed / 1 for upstairs / 1 for rest of home
- Kitchen with hidden chef closet behind range. Provides easy access for plumbing to master bath, laundry, and kitchen.
- Family room is pre-wired for surround sound and has volume control
- LED lighting throughout the home via dedicated controller circuit
- LED outdoor eave lighting
- Dedicated holiday lighting outlets around the home
- Additional two full pallets of brick and two full pallets of stone matching custom home

### METAL BUILDING

- Mueller metal building with 100-amp sub-panel for apartment
- Size of Building - 54 x 74 x 15
- Size of Apartment - 12 x 30 x 10
- 3 full-service RV hookups, water, satellite and cable ready
- 25 Gig service to home and building
- Apt kitchen - granite countertops, insulation, electric, water, plumbed for icemaker, propane, cable, or satellite, range with oven, microwave, living areas with cable.
- Apt bath 16 x 12 x 10 - shower, enclosed water closet, washer dryer hook ups, closet, plus additional storage above. 30-gallon hot water above bathroom. Fully self-contained 300-gallon black tank
- Additional rear porch or storage - 26 x 12 x 15
- Metal building has 3 open covered bays
- Full hook up with both 50- and 30-amp service, water, cable
- Westside Bay - 12 x 40 x 16 with access to storage above bathroom
- Eastside Bay 1 - 16 x 52 x 13.5
- Eastside Bay 2 - 16 x 50 x 11