



Home HIGHLIGHTS

Full yard irrigation system (sprinkler). Never worry about watering again. This home has a 12-zone irrigation system that will water every inch of your yard for you.

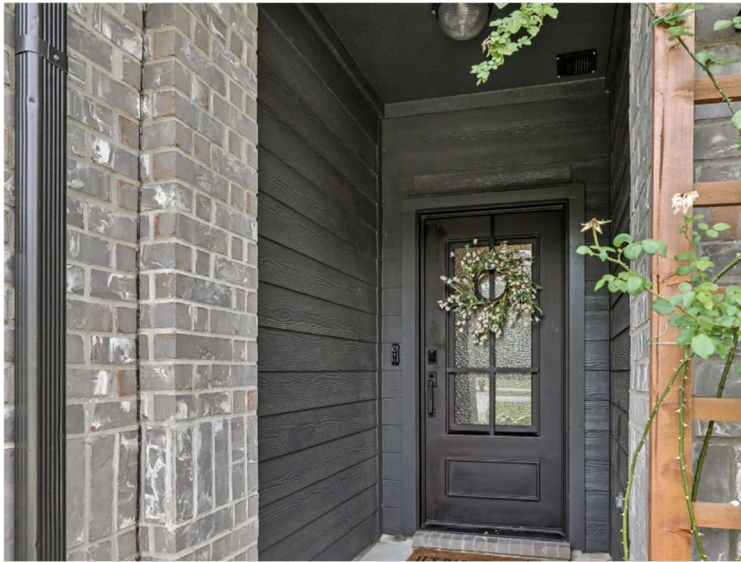
Vinyl coated black chain link fence. This fence will last forever unlike wood fences that need to be replaced every 10-12 years. Enter your property on Roman Forest Blvd or Constantine St. Big loads can come through the 14' gate on Constantine.

Tiffany Iron front door w/ speak easy 6 panel tempered glass. Open the glass to accept packages or talk to someone w/o opening the door. This door is bolted in w/ 6" bolts on each side. Both the frame & door are iron. Nothing is coming through this door. Know that your family is safe. There is also a steel security carriage gate on the garage back door.

The home is positioned North/South facing to keep that hot afternoon sun from heating up the house. The electric bill has never gone over \$300 even in the HOT summer months. Thermostat is set @ 72 during the day (70 on overcast days) and 66 at night.

+ many, many more designer touches throughout the home inside & out.

Need a **mower** & a **generator**? Well, this house has both. [With a full price offer, the Bad Boy Zero Turn Mower + attachments & the 6500 Generac Portable Generator w/ cord stay.](#) The Bad Boy will mow your yard in no time and is rated to mow up to 5 acres w/ ease. The Generac 6500 you will have NO worries if the electricity goes out. Just plug it in and you are set. Run all your fans, lights, appliances, a/c unit (portable), and keep your TV and internet on. No need to suffer like your neighbors. If needed, we can negotiate the 5x8 Utility Trailer (1,600 lb max capacity) w/ wood floor & drive-on ramp to carry your Bad Boy.



6-lite Tiffany iron door

Wrought iron w/ 14-gauge steel frame & panels

Oil rubbed bronze finish

5" wide x 1" thick Jamb w/ 6" bolts

2" thick door panel

Heavy duty barrel hinges

E-coated & powder coated

Keyless entry

5/8" operable tempered insulated glass panel

(open the glass to receive a package or talk)



******* INCLUDED WITH HOME *******

w/ full price offer

Bad Boy EZ Elite – Kawasaki engine

54” cut – rated to mow 5 acres

Adjustable cut heights @ 1.5” to 4.5”

Maximum forward speed 7mph/maximum reverse speed 3 mph

Large capacity fuel tank (6.5 gallons) for extended mow time

Comfortable ride w/ padded seat, armrests and steering dampening

Attachments included are a dump trailer and spreader

Dump trailer/Utility Cart Agri-Fab 10 cu. ft w/ 650 lb capacity

Spreader: Agri-Fab 110 lb capacity / tow-behind / covers 17,500 sq ft w/10ft spread width / on-off control



	DEVICE	RUNNING WATTS	ADDITIONAL STARTING WATTS
HOUSEHOLD	Electronics		
	17" Monitor	800	-
	27" Television	500	-
	Household appliance (small)		
	Coffee maker	1500	-
	Microwave	1000	-
	Household appliance (large)		
	Electric water heater	2000	1000
	Refrigerator/freezer	700	2200
	Sump pump	1050	2150
Washing machine	1150	2300	
Central A/C	3800	4950	
Window A/C	3250	3950	
Heat Pump	4700	4500	
JOBSITE	Power tools	600-2000	900-2400
	Quartz halogen work light	1000	-
RECREATION	Air compressor	1000	2000
	Inflator pump	50	150
	Outdoor light string	250	-
	RV Air Conditioner (13,500 BTU)	1500	700



******* INCLUDED WITH HOME *******

w/ full price offer

Generac 6500 Watt Gasoline Powered Portable Generator w/ CoSense

8125w peak/6500w running

“Power rush” advanced technology delivers over 40% more starting capacity

Co-sense protects your home from carbon monoxide poisoning by shutting down automatically when CO is detected

Large capacity fuel tank w/ 10.5 hour run time at 50%.

When we used it... it ran in 12-hour increments + it ran all night long into the next day w/o having to refill.

Generator Tent (still boxed) to keep weather off (snow rated) & never flat wheels



******* NEGOTIABLE *******

Utility Trailer 5ft. x 8ft.

Treated wood floor

1,600 lb max capacity

Steel trailer w/ durable powder coat paint finish

Spare tire

EZ lube axle

Ramp for easy loading & unloading