



**DON'T MISS ANY FEATURES!**



### **OUTDOOR FEATURES**

- Generac 27 KW generator with automatic transferswitch powers up the entire property including out buildings and landscape lighting
- Secure RV parking and electric hookup
- Irrigation system for yards and garden areas
- Buried 1,000 gallon propane tank for house and generator
- Five separate fenced pasture areas which can be segregated or opened with panels or gates.
- Gravity septic system
- Nine ADT security cameras
- Custom metal railings for decks and rolling BBQ cart
- Roofing: Elk brand, Architect grade, high definition, replaced 3.5 years ago with remodel, balance of house was replaced 9 years ago
- Gardeners' delights with multiple raised beds, level ground planting areas multiple water bibs surround the house and out buildings and exterior ½ bathroom for quick clean up.
- Landscape lighting, RAB, on timers and dimmers
- Down spout clean outs on house and barn
- Newer exterior paint on house and fence, Sherwin Williams
- Fresh exterior stain on cedar trellis and containment area, Sherwin Williams

### **FRONT OF HOUSE:**

- Covered porch with Azek decking
- Motion sensor lighting
- Lighting fixtures with dusk to dawn sensors
- ADT security camera
- Custom metal railings
- Medico locks system on all exterior doors
- Many exterior electric outlets

### **EXTERIOR SPACES AND BUILDINGS:**

#### **Back deck:**

- 696 SF of Azek decking
- Motion and dawn/dusk light fixtures
- Custom metal railing
- Custom metal railing BBQ cart for entertaining
- New Weber grill is a house warming gift to new owners!

#### **Exterior half bathroom:**

- Laundry sink, great for gardeners
- Vaulted ceiling, skylight and transom window

**Containment area:**

- Clear cedar trellis and two raised concrete flower beds
- Out of sight storage for garbage cans, yard waste and recycle bins
- Keypad access for garage doors
- Exposed aggregate concrete pad

**Barn/shop building interior:**

- Interior space: 30' x 40'
- Great space for your home business, auto shop, yoga or dance studio, hobby room, dog training, artist studio, day care room and children's playroom
- Dense rubber, high impact flooring
- 8 Impact resistant 4' x 6' mirrors
- Dense rubber and high impact flooring on concrete pad floor
- Large and easy access for vehicles and hay delivery
- Many electric outlets
- Covered light fixtures
- Ceiling fan
- Insulated walls and ceiling
- Many windows for natural light
- 220 electric outlet
- Motion light
- Security camera

**Barn/shop building:**

- Multi configuration gated panels for livestock, goats, chickens, dogs, storage
- Hot and cold running water
- Multiple electric outlets, including low outlets for two livestock water tanks
- Easy clean up with concrete floors and drainage
- Two security cameras
- Motion lights
- Extra chain link panels

**"Hut", out building"**

- Covered and gated storage areas
- Concrete pad and 6'x6' chain link dog kennel with chain link lid convey with sale
- Free standing frost free "hydrant" water pump

**"Upper Garage"**

- Secure storage with two Precision garage doors and key pad access
- Storage for toys, lawn mowers, pressure washers, tools, etc.
- Concrete flooring
- Light fixture
- Passive rooftop fan and floor vents
- Pre painted replacement cedar fencing
- Electric outlet