

House/Property Changes

- 5 Bedrooms (3 in the main house + 2 in the apartment)
- 3 Full Baths (2 in the main house + 1 in the apartment)
- 1 Half Bath (in main house)
- 4200 sq ft heated/cooled (3100 sq ft in main house + 1100 sq ft in the apartment)
- 3600 sq ft of garage space (2 bays in main house + 7 bays in the 40'x80' barn/detached garage)
- Current HOA dues is \$92/mo
- 500 gal buried propane tank for main house - lines run to cooking, grill, fireplace, generator, and stubbed out for pool heater and instant heater.
- 22 kw Whole House Generator with an Automatic-Transfer Switch powers the whole house when there's a loss of power
- High-Speed Internet from Breezline is wired to main living area and wireless throughout the house
- 7 Wireless security cameras throughout the house
- Gutter screens added to gutters on all parts of house
- A/C/Heat - Last Serviced November 2024
- Termite Bond was renewed December 2024
- Water is provided by Well with Pressure Tank (located by front right corner of barn)
- Septic (located between pool and barn front porch)

Barn / Garage / Apartment

- 40'x80' - 3125 sq ft Barn and 32'x34' - 1100 sq ft cottage was added in 2021
- Exterior is Board and Batton with Hardi Siding
- Cottage has 9' ceilings, drywall, LED can lights, ceiling fans
- Cottage has a larger bedroom and smaller bedroom and living room areas
- Cottage is plumbed for a full bath and full kitchen
- Cottage also has a full laundry room area set up for full size appliances
- Cottage has entrance via a man door to driveway, a double door towards the pool area, and a man door into barn
- Apartment has a 38'x14' covered porch facing the pool area
- Each room is wired for Internet
- Internet comes via a 4" PVC sleeve from house
- HVAC is electric heat pump
- Tankless propane water heater
- 100 gal buried propane tank for barn - lines run to water heater and stubbed out for generator
- Barn is full cement floor for entire barn

- Extra thickness and re-bar are added for bay where lift would be (lift does not convey)
- Two in-floor towing points added to each end of the left garage bay (were lift is) which can be used for frame bending or towing, workstation posts, etc
- 10' square post for lift/hoist purposes next to bay
- In-floor wash-down bay drain is in the bay closest to the road
- There are 3 man doors in the barn
- There is a 10'x8' double barn door leading into the back yard area for horses
- There is a 12'x14' double barn door leading towards the front gate for a full sized motor coach, tractor, trailers, etc
- There are two full RV hookups - one inside and one outside - with 50 amp service, water, and sewer clean-outs for both
- Internet line run to interior RV hookup
- 7 Wireless security cameras throughout the barn/apartment
- Gutters and screens on all parts of the barn/apartment
- A/C/Heat - Last Serviced November 2024
- Water and Sewer is connected to house septic
- Electricity has it's own service panel/meter

Pool / Pool Fence

- 25,000 gallon Saltwater Gunitite Pool was added in 2021
- Pool has 6.5 ft deep end with large beach entrance for sunning, kids, or pets to dip in
- Sand filter
- Saltwater Chlorine Generator
- Variable speed pump
- Electronic control panel
- One-way valve added to ease cleaning
- Pool is plumed for a gas heater but heater is not added
- Pool is plumed for a waterfall feature but feature is not added
- 220 volt hot-tub/spa wiring is ready for addition of a new spa
- Stamped Decking was added in 2021
- Fencing was added in 2021