DISCLOSURE ATTACHMENT

160 Lower Cross Road • Lebanon, Maine

Property & Home Details | Seller-provided information and previous disclosure details for reference.

HOME & CONSTRUCTION

- House built in **2021** and finished in January 2022
- Walls are SIP construction from Murus. Visit www.murus.com
- Walls have an **R-29 Factor**
- Concrete slab is 3 inches with a thermal break of **R-12**
- There is a support beam in the floor between the house and garage
- True truss system for roof
- Flooring is commercial grade

SYSTEMS & COMFORT

- **Viessmann** boiler — propane
- **Rinnai** tankless water heater
- Radiant heat throughout, including the garage (no heat in shed bay)
- Pacific Energy woodstove with air circulation system in the ceiling to disperse heat to the primary suite and bonus room above garage

KITCHEN & FINISHES

- **ZLINE luxury range**
- Custom-built moveable kitchen island
- Local rough-cut lumber used
- Stamped concrete on both porches and patio

OUTBUILDINGS & FARM SETUP

- Metal barn built in 2022
- **1920 square feet**
- Poured concrete floor and pre-plumbed for radiant heat
- Barn does not have full power hooked up
- New farm setup with farmstand included (LLC can convey)

LAND & EXTERIOR

- Loam and gravel added to build up driveway
- Driveway widened by road to increase space and visibility in the winter
- Small pond on property — great for ice skating in the winter
- Trails created in the woods — great for walking or snowshoeing

ADDITIONAL DISCLOSURE

- Outdoor wood furnace needs repair and is not hooked up

Source: Seller and previous disclosure