

## Property Feature Sheet

### Home Features

- Whole-house Aquasana water filtration system
- Granite countertops
- Built-in tabletop
- 13-speaker audio system throughout the home and screened porches
- Three TVs convey with the property (except gym TV)
- Built-in sound system
- Kitchen appliances, including refrigerator, convey
- Outdoor kitchen
- Approximately 600 sq. ft. screened front porch
- Approximately 600 sq. ft. screened back porch
- Six patio doors provide seamless access from the home to the screened porches
- Fireplace vents into the primary bedroom, providing an excellent supplemental heat source and helping reduce electric costs
- Wine cooler
- Two new gas hot water heaters
- Security lighting system with motion/proximity detection that automatically illuminates the exterior when a predetermined perimeter around the home is breached

### Shop & RV Features

- 40' × 50' shop
- Electricity and water
- 50-amp full RV hookup inside the shop
- Full bathroom
- Roll-up doors tall enough to accommodate an RV

### Additional Highlights

- Oversized lot
- Highway 19 frontage

Buyer should independently verify all measurements and features.