

Subject: Amenities - 6872 hwy 21

From: ~~sheilacarneymail@swbell.net~~ *Sheila*

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Date: Thursday, June 1, 2017 10:33 AM

Let me know if this is what you wanted.

Information:

This secluded custom made home is constructed primarily of trees hand sawed and milled from the property. The exterior chimney used rocks found on the property.

Pier and beam with 3'+ access underneath, easy access to all plumbing, all plumbing underfloor.

Flooring: 12" enclosed and insulated, Pex water lines for underfloor heating, 1/2" plywood, 1/2" pine floor boards.

2x6 framing, trusses designed by Panel Truss (Henderson, Tx.).

All interior walls, ceiling, and floors are yellow pine, cedar, oak, and black cherry.

Ceiling height is 10 feet, all windows are insulated Geldwin (life time warranty), recessed lighting, tankless water heaters throughout, Hunter ceiling fans.

Underfloor heating system uses a designated propane water heater. Wood burning fireplace. (During cold weather, ample heat can be provided throughout the house.)

Goodwin A/C and heat, April Air humidifier. Access to all plumbing.

Kitchen is propane gas, under counter lighting, above counter lighting, custom cabinetry, island, open pantry.

Exterior: Decks, recessed lighting, ceiling fans, Laguna spa, electrical for pool available, car port.

Metal roof coated with Conklin Rapid Roof (has 96% reflective property).

Yearly termite inspections documented.

Manuals and information provided for all installed items.

Driveway is 1/2 mile long, three water faucets available along drive, circle drive at home site.

Spring fed creek. Partially fenced.

Barn: Bedroom, bathroom, kitchen hook-ups, refrigerator, propane water heater, ceiling fans. Ample work space, two bay doors, covered work area. 220 electrical present.

Abundant wildlife, dogwoods, maples etc. surrounding home.