

# Eagles Nest Lodge

## GENERAL:

### Security

- One touch panel in the main foyer, it is covered to keep the rentals from accidentally setting it off.
- All windows and doors are wired.
- There are several motion sensors through out the house.
- There is a chime feature that rings when a door/window is opened. The chime feature can be deactivated if desired.
- It is a monitored system, which is armed/disarmed by the management company via phone.
- On all four corners of the building are prewired for security lighting.
- Cabin is wired so the smart home panels could control the security system.
- You can control the security system remotely on your phone or Ipad.
- There are four security cameras on the cabin which can be viewed remotely.
- Entry to the cabin for guests is by remote lock with a key inside. The management software creates a 9 digit code and allow for us to control when they can get it, so no getting in early.

### Safety

- All bedrooms have smoke and carbon monoxide detectors
- All common areas have at least one smoke/carbon monoxide detector located outside of each bedroom.
- General Areas have at least one smoke/carbon monoxide detector.

### Windows

- All windows are Windsor Next Dimension series vinyl.
- They are high-energy efficient windows.
- With LowE laminate which protects fabrics and finished from fading from the sun
- Gas Filled.
- All sliding glass doors are Windsor

### Doors

- Therma Tru Smooth Star
- Security hinges.

- All bedroom/bathroom and most interior doors are Trustile TS5000 solid wood doors.
- Doors have smart locks. This allows for bedrooms/bathrooms to be locked for specials during off season.

#### Flooring

- Laminate wood through out not only does it look and have the texture of real wood, but it is resistant to damage from the rental property.
- Shaw

#### Insulation

- Icynene Foam is located in the ceiling/roofing
- Icynene Foam is in all exterior framed walls
- Icynene Foam is in the flooring/ceiling between the third floor and the main living level
- Located in the band board.
  - Airtight home reduces allergy and pollutants.
  - (See separate information on Icynene Insulation R Values, Sound Reduction, fire retardant and Green Building.
- Icynene Foam is mold resistant
- All plumbing has been wrapped with insulation to reduce noise.
  - Insulation is located in the basement block exterior walls and the interior wood trimmed walls.
  - Insulation is located between the basement bathrooms and the basement bedroom to reduce noise.
  - Insulation is located in the master shower wall common with the foyer.
- All windows and doors have been set in foam insulation.

#### Framing and Structure:

- All main living walls are solid log with the exception of the back window wall, which is framed and insulated with Icynene Foam.
- Basement walls are solid poured concrete with the back pond wall being frame and insulated with Icynene foam.
- The basement ceiling is framed with steel beams for additional support and load strength.

- All walls on the top floor are framed and insulated with Icynene foam insulation and log siding.
- Additional structural straps are attached to the ceiling bringing it up to Florida code and hurricane rated. There is a potential for insurance reduced rates due to this structural detail.
- All floor and roof systems are with engineered lumber system for additional strength and stability. Quieter floors with less vibration. Flat, level and more stable floor system. Environmentally responsible.

#### Water softener

- There is a whole house water softening system located in the basement mechanical room.

#### Water Heaters:

- Two (2) instant gas hot water heaters are located in the basement mechanical room. These are high efficient for reduced operating costs. They are around 2 years old.
- Pre-plumbed for future re-circ pump.

#### Heating and Cooling:

- One multi zone 5.0 ton Genesis Geothermal unit located in the basement.
- With a 20kw electric heat back up system.
- One multi zone 3.5 ton Genesis Geothermal unit located in the basement.
- With a 15kw electric heat back up system.
- There are three zones one for each level of the home. To include thirty two supplies and 15 returns.
- There are two Honeywell fresh air exchanger systems with climate controls due to the Icynene foam insulation.
- There are two Honeywell humidifiers located in the basement to keep the house humidity at appropriate levels in the winter months.
- There are two Honeywell Media filter.
- One supply and one return per bedroom for better temperature control
- See attached information

#### Electrical Wiring (Load)

- Electrical service is a 400A service with main disconnect outside.
- There are four electrical panels the main mdp panel located in the laundry room with an additional 200A breaker panel. There is an additional 200A breaker panel in the third floor northwest storage. The main hot tub has a separated 125A exterior rated breaker panel.
- Electrical wiring has no junction boxes and is wired per 2006 National Electric Code.
- All electrical wires are straight and stapled to the studs.

#### Future Electrical (load wiring)

- The steps as the front entry are rewiring for step lights.
- There is electrical located on the side deck for additional deck/hand railing lighting.
- Electrical plans are available.

#### Low Voltage/ Structured Wiring

- Each TV location has a multimedia wall plate which has two quad shield RG6 cables and two CAT5E cables
- Each phone location has two CAT5E cables
- Tv locations are: Master Bedroom, master bath, great room, third floor guest bedrooms, loft, billiard TV locations (2) and the basement fireplace TV, both basement bedrooms.
- The additional wiring includes, HDTV Component cabling, IR/data control cable, audio distribution cable, CAT5E data cabling and Crestnet cable.
- Touch panel wiring locations are kitchen, master bedroom, master bath, third floor guest bedrooms and basement. The touch panels locations have Cresnet and CAT5E cabling installed.

#### Speakers

- The following rooms have speakers installed and 16/04 speaker wiring home run to basement equipment rack location.
- Kitchen, dining room, great room (2 Pair), master bedroom, master bath, third floor guest bedrooms, basement (3 Pair).
- Additionally, the kitchen deck is prewired for future speakers as well.
- Basement speakers are Paradigm Reference series in ceiling speakers.
- All other speakers are Sonance 8" Virtuoso Series.

#### Technology

- Structured Wiring System; each room has a multimedia outlet at the TV location as well as a dual phone outlet behind the bed.
- All wiring is homerun to panel in mechanical room.
- The multimedia outlet provides catv & satellite distribution as well as phone and lan (computer) connections.
- This allows for flexibility in services to the TV and future technologies.
- The dual phone outlets provide phone and lan (computer) connections.
- The house currently has Directtv HD satellite and satellite for internet access.

#### Audio Video Control System:

- The following rooms have a Crestron control system in which controls the HVAC, FM, CD, digital media server and satellite music.
- Currently you can control and monitor the hvac system from any computer that has internet access.
- The HVAC system is automated with the geothermal system fresh air make ups and humidifiers.
  - Kitchen/ Dining Room
  - Great Room
  - Master Bedroom
  - Master Bathroom
  - Loft (wired for future surround system)
  - Guest Bedrooms on third floor
  - Basement (wired for future surround system)
- The above rooms wiring is all homerun to the basement and is capable of distributing full HD video distribution or digital media (dvd server, apple tv etc).
- With the structured wiring system and the audio video system wiring the cabin allows for a completely automated home.
- In addition to the above referenced controls the system is capable of much more.
  - The system is capable of controlling the security system, the lighting system with installation of RF dimmers.
  - The entire system can be monitored or controlled from any computer internally or externally connected to the internet. Also, the system can be control from any Iphone as well.
- In other words, this house is wired as a smart home, which can control lighting, HVAC, security and other features of the home from any computer or Iphone.

#### Landscaping grounds:

- Play area for the kids.
- Real wood fire pit is located around the pond.
- Landscape plans completed for additional lower level decking to pond and fire pit area.

## General

- All bedrooms have king size beds.
- All bedrooms/bathroom have linens for all four seasons and one extra one for just Christmas.
- All water closets are low flow for water savings.

## MAIN LIVING LEVEL

### Foyer

- Powder bathroom sink has volume control located under the top. Temperature is controlled by therm valve in the basement mechanical room.
- Entry doors are custom built solid mahogany doors.
- Steps have lights for safety.
- Outside lights are on Crestron schedule for safety so a guest will not arrive in the dark.

### Master Suite:

#### Master Bathroom:

- Extra waterproofing is located behind tiles on both the floor and the walls.
- Shower walls are DensShield
- Extra insulation is located around all plumbing pipes for sound.
- Extra insulation is located in the shower wall common with the foyer
- His and Her Vanities have sinks that are solid marble from Italy
- The tub area has a flat screen TV. With Crestron remote control.
- The tub is a Maxx Crescendo whirlpool tub.
  - It does not move water through the lines but air. This is more sanitary
  - It has an in line heater.
  - It cleans out the jets automatically after each use.
- The morning kitchen has a sink and microwave and is wired for under counter refrigerator.
- There is task lighting located under the upper morning kitchen cabinets.
- The main bathroom vanities have toe kick lighting, which is great as a night-light.

- The shower has his and her showerheads with independent temperature controls.
- There is a 10" rain head with separate controller.
- Oversized drain so water can flow out with all heads on at once.
- A hand held for easy cleaning.
- Closet has new stack washer/dryer. Less than two years old.
- Closet is wired for personal valet – no more trips to the dry cleaners.
- In ceiling speakers.
- Ceiling is insulated with Icynene foam for sound.

#### Master Bedroom:

- Reading lights are located in the ceiling above the bed.
- Ceiling and bedside table lamps are switched from multiple locations.
- Ceiling is insulated with Icynene foam for sound.
- A flue and gas lines are located in the corner common with the outside wall for future fireplace.
- Outside deck is wired for future screen room and ceiling. To include ceiling lights and outside fan. (See drawing of rear elevation)
- Gas is located in common corner wall with bedroom for future outside fireplace.
- Outside deck has extra structural strength for two person hot tub and additional roof structure.
- In ceiling speakers

#### Great Room:

- Multiple switched outlets for lighting
- In ceiling speakers 2 pair
- Ceiling J box location for future chandelier
- Fan control for loft ceiling fan.
- Custom carved white oak mantel
- Switched gas log fireplace for easy on/off.
- On/Off gas control with key for turning off gas in the summer and reducing fuel consumption in off winter season.



## Kitchen

- Upgraded appliances – All appliances are new this year with the exception of the double ovens.
- Double Ovens
- Hand hammered 3 bowl solid copper sink.
- Two islands (one prep – one eating)
- Two sinks both have air switched controlled garbage disposals.
- Pre-plumbed gas line at cook top for gas range.
- Range cabinets configured to accommodate 48" gas range.
- Exhaust hood already sized for gas range. (10")
- Remote controlled exhaust fan and light.
- Pot filler over range
- Walk in pantry with private area for owners.
- Ceiling has Icynene foam insulation for sound.
- In ceiling speakers

## Dining Room:

- Pre wired for outside ceiling electric and ceiling fan.
- Structural supports for additional roofing and screen in area.
- Predesigned for multiple access screen area (see drawings)
- In ceiling speakers
- Space for large table with seating for 12
- Location for two chandeliers for ample lighting.
- Double (French door style) glass sliding doors.

## Outside Deck

- Gas grill (BBQ) connected directly to main gas line. No need for separate tanks.
- Pre plumbed for outside kitchen and bar area. (See drawings)
- Pre wired for outside kitchen and bar area.
- Pre wired for outside deck light/railing lights.
- Outside fire pit connected directly to main gas line.
- Extra structural supports for hot tub.
- Future wiring for outside speakers.

## SECOND FLOOR

### Loft:

- Path lights are located in walkway between bedrooms.
- Sofa table lamps are switched
- Floor outlets for electric and phone
- Location for built in along wall common with bedroom
- Wiring for future surround sound.

### Bedroom above kitchen (Cowboy Room)

- In suite private bathroom.
- Custom carved vanity with hand hammered copper sink.
- Walk in shower with additional water proofing in shower walls and floor.
- Shower walls are DensShield
- Separate showerhead and hand held for easy cleaning.
- Morning kitchen has microwave and wired for under cabinet refrigerator.
- Under cabinet task lighting
- Walk in closet
- Large private storage off closet.
- All bedside table lamps are switched from multiple locations.
- Reading lights are located in the ceiling above the bed and are dimmable.
- Wiring for outside future deck
- Walls are framed with Icynene foam in external walls and ceiling.
- In ceiling speakers

### Bedroom above master suite (Wolf Room)

- In suite private bathroom
- Separate claw foot tub and shower. Hand held in tub for easy cleaning.
- Double pedestal vanities
- Morning kitchen with microwave and wired for under cabinet refrigerator.
- Walk in closet
- Large private storage off closet.
- All bedside table lamps are switched from multiple locations.
- Reading lights are locate in ceiling above the bed and are dimmable.
- Wiring for outside future deck.
- Walls are framed with Icynene foam in external walls and ceiling.

- In ceiling speakers.

## BASEMENT

- Walk out basement to outside decking.
- Location for sauna area, not plumbed or wired.
- Floors are stained concrete for easy cleaning and wear.
- Walls have faux finished paint to look like suede.
- Additional TV outlet is located on wall common with laundry room by pool table.
- Ceiling has foam insulation for sound
- Area below stairs is wired for walk in wine room. Door to be located opposite bar.
- Gas fireplace turns on/off with wall switch
- Path lights run between bedroom/bathrooms
- Custom built cabinets flank fireplace with above cabinet lighting and interior rope lighting.
- Niche is located above fireplace for flat screen TV
- Custom cabinet at bar
- Absolute black granite counter top.
- Sink with air switched disposal.
- Under counter beverage center.
- Under cabinet icemaker
- Dishwasher.
- Custom built upper cabinets with above cabinet light and below cabinet task lighting.
- Private storage for owner.
- Built in garbage area.
- In ceiling speaker system (surround sound ready)
- In ceiling speakers at pool table.

## WING BELOW KITCHEN (Dog).

- Room on front of the house is wired for home theater
- Also would house controls for smart home system.
- Bathroom is walk in shower with hand held for easy cleaning.
- Shower walls are DensShield
- Custom-built vanity and storage area.
- Bedroom has private access to outside deck.
- Insulation is located in ceiling for sound.
- Insulation is located in wall common with bathroom/bedroom for sound.

- Built in reading lamps are located in the ceiling above the bed.
- All bedside table lamps are switched from multiple locations.
- Exterior walls are block with insulation except for rear sliding glass door wall, which is frame with Icynene.

#### WING BELOW MASTER SUITE - Deer

- Room on front of the house is unfinished but have plans for bunkroom.
- Bathroom has walk in shower with rain head and hand held for easy cleaning.
- Shower walls are DensShield
- Custom built dual vanity
- Bedroom has private access to outside deck.
- Insulation is located in ceiling for sound.
- Insulation is located in wall common with bedroom/bathroom for sound.
- Built in reading lamps are located in the ceiling above the bed.
- All bedside table lamps are switched from multiple locations.
- Exterior walls are block with insulation except for rear sliding glass door wall, which is frame with Icynene

#### Laundry Room:

- Custom-built cabinets with pull out drawers.
- Mop sink/Dog wash/drying area.
- Laundry sink
- Under cabinet task lighting
- Wired for either electric or gas washer/dryer

#### Tourist Home:

The name Eagles Nest Lodge.

Property is owned by Eagles Nest Log Cabin Indy LLC.

Web site is Eagles Nest Log Cabin.com

Facebook page: Eagles Nest Lodge.

If you are looking at the revenue of the cabin as you wish to maintain it as a tourist home we would like to bring the follow to your attention:

In 2019 we took the cabin over from the previous management company and began renting it for ourselves. 2021 was the first full year all cabin rentals were from our website or one of the other channels. But 100 % on our own without a management company.

Starting in January of 2022 all rentals through any channel will be raised to around 750.00 per night.

Rates on the cabin web site (direct) will also be raised.

Approximately 2 months of the year the cabin is closed down for personal use or for cleaning/change of season. This could be opened up to increase revenue on the property.