



Upstairs, Basement and spa room are Mitsubishi electric heat/air. The main floor is gas. That way areas not in use can be controlled separately. Electric thermostat can be controlled **by app**. Security systems can be controlled by **app** also. a room... Deck access from spa room to the porch.

Spa Room..... Jacuzzi brand hot tub.... "Heat & Glo" direct vent Gas Fireplace. Custom fireplace mantle from Wynot tree. Slate flooring.

Mitsubishi electric heat and air. New smart 43" wall mounted Vizio TV.

Turn-key Optional... Two swivel chairs and an ottoman and table.

Large Pella Bay windows with custom made cushions. Custom Hunter Douglas Window Coverings.

Master bedroom...

Turn-key Optional...Custom Rustic Live Edge Amish made furniture... King size adjustable Bed and mattresses... two nightstands. Bookcase. dresser. Wardrobe. lingerie cabinet. Padded bench at foot of bed. coat rack. TV stand... New Samsung Smart Curved 65" TV. Custom Hunter Douglas window coverings.

Master bath...Large tiled walk in shower. Custom Schmidt Rustic Hickory Cabinets. Pottery Barn mirrors. Custom lighting. Large walk-in closet with large pocket door, movable storage shelving. Mini-fridge. Separate toilet room.

Kitchen and family room... Lighting is from Restoration Hardware. Turn-key Options... Custom kitchen table and bench made from a tree from Wynot.

GE Monogram Cafe Refrigerator...GE Dishwasher...GE Microwave oven... GE Monogram custom Professional gas range with four burners, full size oven and smaller side over.... with griddle and grill. Professional commercial exhaust fan with custom Hood matching kitchen. Custom Schmidt rustic hickory cabinets. Black composite BLANCO Double bowl DEEP sink. Custom Hunter Douglas window coverings.

Turn-key Optional furniture in the family room... Custom Rustic Live Edge Amish made TV cabinet... Smart TV 61" Samsung... Coffee table (turns into a work table) ... One end table. One Amish made sofa table. New lazy boy recliner and loveseat motion furniture and matching recliner. Leather rug.

Dumb waiter in the hallway. (Butler Buddy)

LARGE storage room at end of hallway.

Mud Room / Laundry room... Wide pocket door. Slate floor. Whirlpool Duet Front Loading Washer and dryer with pedestals included. Custom Schmidt cabinets with built in bench and coat rack.. Large, Deep Sink and counter area. A lot of storage. Black storage cabinet included. Service door entry to covered carport.

Guest bath.... Reclaimed wood mirror. Full shower. Custom Built in Schmidt Rustic Hickory vanity and tall linen closet. Wood look Porcelain tile floor.

Guest room on first floor... Wood look porcelain tile flooring. Turn-key options... Adjustable Queen sized Bed and mattress and bedding and quilt... NEW Samsung 55"Smart TV... TV stand under the TV... Storage stand with cubbies at the end of bed... Custom made Computer table with metal/wood hutch. Two nightstands. Large closet with storage shelving. Leather storage cabinet from Pier One.

Stairwell to the upstairs with Pottery Barn pendant.

Upstairs master bedroom.... Turn-key Option for king size bed and mattress.... Bunk Beds with Trundle... Crib... And all custom bedding and mattresses. All furniture and accessories are new. Large closet with movable storage shelving. Three wooden tall tree decorations.

Full Upstairs bathroom... custom reclaimed wood mirror. Shower/tub combo. Shower curtain and matching items and towels. Wood look porcelain tile floor.

Guest bedrooms... Turn-key options of beds and mattresses with matching quilts. Sofa table and bed tables.

Bonus Big Center room.... Tell City furniture (round table, dry sink, black rocking chair, lamp with table) Six ladderback chairs, round coffee table, sofa table, daybed with mattress., Three industrial shelving units. Fanation Fans in all upstairs rooms. Large closet that runs the entire length of the room with movable storage shelving.

Basement Man Cave.... "Plank & Hide Co." Pool table and pool supplies... Dartboard and dart supplies.... Reclaimed wood Rustic table.... Large sectional couch unit. Storage area under stairs with a door. Turn-key optional... Man Cave wall decoration. 50" Samsung TV. Tell City slate coffee table.

Full bathroom with full-size urinal. Towels, Shower Curtain. Walk in Shower. Large Pottery Barn mirror. Custom Schmidt Black cabinets. Subway tile.

Two water systems and tankless water heater... both in the house and original pole barn.

Front porch has Pottery Barn lighting. Trex brand decking. includes a table with four chairs. Turn-key
Optional 4 composite grandpa rocking chairs with two tables. Gas grill. First level of porch has wood look stamped concrete. Covered parking. 5 ceiling fans. Custom railing. Cedar trim. Patio lighting. Electric outlets run on ceiling ledges.

Original pole barn... Two ceiling fans on the porch. Full bath. Mitsubishi Electric heater... and gas blast heater. TV. Couch that turns into bed. Electric recliner... Two refrigerators. One electric range. A lot of Shelving units. Lean too has workbench and storage areas and shelving units.

New pole barn... AMAZING full lighting the entire length of the barn... lean too with concrete pad on the back of the barn for storage... refrigerator. Chest freezer. Shelving units with custom storage boxes never opened. This Pole Barn has a Tall electric garage door that fits recreational vehicles. Also, a side electric garage door. Turn-key optional... tables and chairs for parties.

Two Fire Pit. Two EXTREMELY LARGE picnic tables.

Original dock has two custom made wooden fishing chairs. And a storage bench.

New dock has a covered pontoon area with lift. Plus storage areas. Kayak. John-boat with trolling motor.

Turn-key Optional... Two ATVs.(Kobota and 6 seat Can Am) John Deere Tractor with all implement attachments.

220 electric.

Two pac-vans

Two cabins with electricity and Ceiling fans.

New well dug in 2019.

Whole house alarm system...Exterior Camera system... Two ring doorbell's... Z-

wave thermostat. Z-wave front door. Cummins Whole house generator

1000 gallon in ground propane tank for house and two 150 gallons propane tanks outside the original pole barn. Gas grill on the main porch is attached to underground propane.

Cedar trim throughout the house.

Extra wide doors and all solid wood doors.

Owen County rustic hickory flooring throughout the house on First Floor. Basement

and Upstairs is carpeted.

Kitchen ceiling and wall from tree pushed down on site.

Custom Hunter Douglas window coverings throughout the house and upstairs.

Fiber optics run down Atkinsonville Road. I Wired the house for satellite as an option...

Turn-key Options... High quality movable solid storage racks in all closets. All guest room sheets and matching quilts. NEW \$6,000 whole house Easy Water, water system and tankless water heater.