

The Timothy Rose And Dawn Rose Family Trust

Property Feature Summary

Rose Dwelling

- **Situated On 6.713 Building Site**
- **4,704 SF Dwelling (2,880 Main Floor, 1,824 Second Floor)**
- **Attached Garage 1 4,480 SF (4 Bays – 3 Vehicle, 1 RV)**
- **Attached Garage 2 1,920 SF (3 Vehicle Bays)**
- **Outdoor Living & Recreational Area 1,152 SF**
 - 18x36 Heated In-Ground Salt Water Swimming Pool**
 - 8' Concrete Apron Around Pool Perimeter**
 - OLRA Contains Kitchen Appliance Hook-Up Fixtures**
 - Fenced-In Pet Area Adjacent To OLRA**
- **Front Patio 280 SF**
- **Custom Fountain Landscaping Located In Front Of Home**
- **Home Interior:**
 - Amish Custom Cabinets Throughout**
 - All Interior Trim Produced From Amish Mill**
 - Custom Epoxy Floors On Main Level**
 - High-End Carpet & Water-Proof Plank**
 - Flooring Elsewhere**
 - (2) Master Suites On Main Level**
 - Heated Jacuzzi Tub In Master Bath 1**
 - Gas / Log Fireplace With Ceiling Height**
 - Natural Stone Hearth**
 - Stone-Surround Kitchen Island**
 - Granite Countertops Throughout**
 - All-Smart Kitchen Appliances**
 - All Interior Lighting Custom Designed**
 - 400 Amp Service**

- **Operating Systems:**
 - (2) Electric HVAC Systems**
 - Boiler Heat – Heated Floors & HWH**
 - Back-Up Electric HWH On-Site**
 - (2) Water Softening Systems**
 - Kitchen Osmosis System Under Sink**
 - 65,000 KW Cummins Generator On-Site**
 - Municipal Water, Fiber-Optic**
- **Garage #1:**
 - 4,480 SF 56'x80'**
 - (4) OH Doors – (3) Vehicle, (1) Heightened RV**
 - (2) Hanging Reznor Heaters**
 - RV Power Plug Servicing RV Bay**
 - 240 Amp Plug To Support Compressor Use**
 - Separate 200 Amp Box**
 - (3) Rear Facing Horse Stall Doors With**
 - Automatic Horse Watering Systems**
 - (2) Floor Drains**
- **Garage #2:**
 - 1,920 SF 48'x40'**
 - (3) OH Doors – (3) Vehicle**
 - (1) Hanging Reznor Heater**
 - 240 Amp Plug To Support Compressor Use**
 - Separate 200 AMP Box**
 - (1) Floor Drain**
- **AC Hookups & Water Spigots Around Entire Home Perimeter**
- **Comprehensive Interior & Exterior State-Of-The-Art Security System**
- **Entire Property Supported By WIFI**

Ban Dwelling

- **Situated On 3.80 Acre Building Site**
- **1,512 SF Dwelling (3 BR – 2 FB)**
- **Total Electric, Municipal Water, Fiber-Optic**
- **30'x30' Pole Building Supported By Electricity, Water, WIFI**
- **(3) Fenced Pastures**

Mini-Farm

- **160'x72' Multi-Purpose Barn**
 - 76'x72' Enclosed Heated Garage / Tack Area**
 - 84'x72' Covered Arena**
 - (5) Horse Stalls**
 - Complete WIFI Coverage**
- **Separate Detached 32'x32' Pole Building**
- **(3) 14'x26' 2-Stall Stables**
- **(1) 10'x16' Single Stall Stable**
- **All Free-Standing Mini-Stables Supported By Electricity**
- **(7) In-Ground Freeze-Proof Automatic Waterers**

Unimproved Real Estate

- **ALL Electrical, Municipal Water, and Fiber Optic Utilities On-Site
Are Buried**
- **Comprehensive Security System Monitors Every Road And Property
Access Point**
- **Metal Wrought-Iron Entry Gate With Coded Entry**
- **Package Delivery Shed Located Inside Main Gated Entrance**
- **Asphalt Millings Used To Construct Bed Of Entire Road / Drive
Network**

- **Separate Water Meters On Property – Municipal Water**
- **Backup Well Located At Principal Dwelling For Emergency Support**

Unimproved Building Site

- **Estimated 2 Acres +/- - Located On North End Of Property**
- **Situated On Hill Overlooking Main Entrance**
- **Electricity Already On-Site**
- **Municipal Water Hook-Up Available**