

Additional Upgrades to 15027 Beatties Ford Rd.

1. The home is equipped with a central vacuum system.
2. The windows are Anderson double hung and tilt windows.
3. The upstairs unfinished bonus room is pre-plumbed for a full bathroom.
4. The hardwood floors are Brazilian Tiger Wood, the seller is leaving a pallet of additional flooring to finish out the rest of the space.
5. The seller is also leaving doors that match all of the other doors to finish out the space uniformly.
6. HVAC lines are pre-run for the bonus room when it is finished.
7. The home is equipped with a 400 Amp electrical panel for easy expansion for a pool or other power hungry expansion.
8. The two car home garage is large enough to fit a full size 4 door long bed pick up truck.
9. The laundry room is pre-plumbed for a sink.
10. The septic system is rated for a 4 bedroom, so additional septic work should not be required to add an additional bedroom.
11. The 50x75 shop with the 1,250 square feet of finished office space / storage also has its own septic tank.
12. Both outbuildings are fully insulated.
13. The foundation of the home has deeper footings than the plans called for and they added more concrete and rebar than was called for as well.
14. The exterior siding of the home is 1/2 inch thick Nichiha premium shake-style fiber cement siding. This type of siding is a couple grades higher than the typical hardy board fiber cement siding.
15. There is a 50 Amp RV electrical outlet and a waterline for an RV on the west side of the large shop.
16. There is a ton of additional storage space in the attic of the 5 car garage.
17. The gate at the end of the drive way is remote controlled and has a keypad to open and close as well.
18. The cabinetry is all soft close and has multiple pull outs and racks.
19. The front and backyard has a full irrigation system that draws water from the pond.
20. The pond is half owned by the seller and is fully stocked. 6 Lb Bass have been pulled from it on several occasions!