

FEATURES AND BENEFITS

Note: All information is believed to be accurate and is provided to help explain the property. All measurements, etc., should be checked for exact legal descriptions by buyer's agent.

Great Room/ Entertaining Kitchen :

GR has a double door entrance from the front screened porch. Centered on the west wall is a beautiful stone fireplace with heating insert designed to help heat the home if desired or for romantic evenings.

Double doors on both sides of the fireplace open onto the back screened porch. Glass windows and door overlook and lead to the south deck. Side walls are 9' and the ceiling peaks at 13'+. There is ample room for displaying deer mounts and a ledge for displaying special items and additional animal mounts. Two ceiling fans. Chandelier with matching suspended lights over bar. A unique beverage area with small sink is provided for guest use. Includes stainless steel refrigerator with pullout cool drawer and freezer drawer, slide in gas stove, and stainless steel dishwasher. Shelving for displays. Lots of counter space. Tall bar surrounds prep/sink area.

Four bedrooms: Three of the bedrooms are located in the main lodge and have a common hallway. The fourth bedroom is located off the front deck and has its own private entrance. Each bedroom has its own on-suite bath and is large enough to accommodate a king sized bed. Each has an outside exit to a deck or screen porch. Bedrooms are hard to measure as they have bump-ins, etc. that give them their unique look. Hallways are 3'6" to allow for wheelchairs. Master suite and 2nd bedroom have wide doors.

Master Bedroom One: *Approximately 12' x 14'* feet with custom shelves 18" deep. 9' ceilings. Ceiling fan and light. Sliding glass doors exit onto screened back porch, with seating area overlooking the back meadow, spring and spring brook. Built in bookcase, built in log accented wall/headboard.

Master Bath: *Approximately 20' x 9'* feet. Tub with hand held showerhead, sink, make-up table, mirrors, overhead chandelier, high profile commode, entrance to walk-in closet, and entrance to additional bath. Bath measurement includes an additional attached area that can be closed off from the master bath and made into a private bath accessible off the back hallway. It has a step in shower with glass door, high profile commode, built in shelves, mirrors. Overhead light. Eye brow window.

Walk-in Master Closet: *Approximately 14'8" X 4'11"* Four areas for hanging clothes. Lots of shelves for storage. Storage cabinet.

2nd Bedroom: Not including the two closets. *Approximately 15' x 11' .9'* ceiling, ceiling fan and light, two closets, exits off main hallway and onto screen front porch. Currently used as a den/office. Has high decorative ledge indented on the south wall for display.

Bath: *Approximately 8' x 6' 6"* .Connected to room by a sliding door. This bath also has a door to the main hallway to allow use by other guest or locked to provide a private in-suite bath. Large step in shower to allow for two people with glass door. Side wall showerhead and above head rain shower. Built in shower seat. High profile commode, sink, and mirror.

3rd Bedroom: *Approximately 15' x 11'4"* . Enter through main hallway. Outside exit onto front screened porch. Has sliding door to unique half bath with high profile commode next to double doored entrance to a step-in shower with glass door.

Master Suite Two: *Approximately 16'6" x 17' 6"* . Created for complete privacy. Enter off large front deck attached to screen front porch. 9' sidewall rising to a height of 15' on the north wall. Built in bookshelves, electric fireplace with heat that can be turned on or off for year-round use. Front windows overlooking east yard. Distinctive crystal suspended overhead light and ceiling fan, and crystal chandelier suspended over seating area in front of windows. Overhead cam lighting. Double door entrance to bath.

Bath: *Approximately 10' 6" x 7'6"* . Tiled bath with no step-up walk-in shower, large stand-alone soaker tub, large vanity, high profile commode. Overhead crystal chandelier plus ample lighting. Exhaust fan with heater. Eye brow window.

Walk-in closet: *Approximately 6' x 7' 4"* . Drawers, countertop, space for personal size refrigerator, shelves, and clothes rack.

Summer Kitchen: *Approximately 16' X 14"* The summer kitchen was created for canning and food preparation away from guests. It sits back from the bedrooms on the northwest side of the home. During the summer the door can be closed to keep the heat of the stove from invading the rest of the home. There are concealed water hook-up and electrical outlets on the south wall for a washer and dryer, in case such are desired near the main bedrooms. The beautiful quartz countertops are black and

white, complimented by black appliances. A large 4' X 6' window overlooks the back meadow for unbelievable animal watching as one prepares meals. An additional waterline is available beneath the room if desired. There is a fold down table for two to enjoy a cup of coffee. The walk in pantry has a laundry chute to the laundry below. An additional large pantry area is provided close to the kitchen. The white cabinets have soft close drawers. The ceiling light/fan provides a lot of light and there are separate lights over work areas. It has a door leading unto a 8' X 8' deck with a wide rail top for sitting deep fryer, etc. with an available outlet to keep the smell of frying food out of the home. The deck overlooks the west meadow and the spring brook and steps lead down to a fenced area for small children or pets.

Flooring: The inside of the home is floored in quality, easy care, waterproof vinyl plank flooring.

Screened Porches: Both of the large porches are poured concrete with 9' side walls and ceilings of hardy board. Porches designed so that they could be enclosed and added to inside living space. Both porches have electrical outlets on the ceilings, controlled by switches inside the home, for party or Christmas lighting.

Front porch: *Approximately 8' x 62'* with a 20' x 14' section reaching out from the porch with high ceilings and beautiful custom made chandelier. Five ceiling fans. Steps out onto an *Approximately 37' x 20'* deck with an attractive handicap accessible ramp. Deck has a seating bench concealing water outlet and hose for washing down the porch. An a

Back porch: *Approximately 10' X 40'* overlooking the large spring with steps leading down. Two ceiling fans. Retractable line for hanging wet bathing suits and swimsuits.

Whole House Fan: The whole house fan is located in the ceiling of the summer kitchen and when turned on can draw the cool area from outside the house, replacing the inside air in a matter of minutes. The fan can be set for up to 12 hours and the speed of the fan can be increased/decreased. By using the fan early in the morning and late in the evening, one can pull the cool air radiating from the close hillside into the house, making it unnecessary to use the AC for weeks into the summer.

Fire Alarm System: The fire alarm system is wired into the main living area and is extremely loud making sure a sleeping person will awake.

Laundry/craft room: *Approximately 11' 6" x 20' 6" with 13' high ceiling. Washer and electric dryer. Shelves for storage. Closet.*

Garage: *Approximately 32' X 21' 6" with 13' high ceiling. Insulated garage door is 10' X 18'. Storage cabinets and lower and upper storage areas at front of garage, which can be removed if you need a deeper garage.*

Woodworking Shop: *Connected to garage. High 11' ceiling. Approximately 18' 4" x 26' 4".. Half bath. Many electrical outlets including a 220V outlet. Ceiling fans and lights. Large windows for natural light and ventilation. Room could easily be converted to game room or additional bedroom.*

House Generator: *20KW propane powered Generac generator. Serves main house and heat and air in fourth bedroom and shop.*

Heating: *Gas furnace in main lodge. Electric furnace in 2nd master suite and woodworking shop.*

Electric Water Heaters: *One for main house and one for second master.*

Outdoor seating areas: *Fire pit area overlooking the large spring and a gazebo under shade trees NE of home.*

Numerous logging trails. *Miles of additional trails, both easy and difficult, could be created on the 400+ acres for horseback riding, ATV's, or hiking.*

Shed #1: *Concrete floor 30 X60 2 overhead doors and 2 walk-out doors.
Electricity*

Shed #2 *Pea gravel floor 30X50 2 sliding barn doors and 1 walk-out door.
Electricity.*

The land surrounding the house has an abundance of mature timber consisting of various varieties of oak, walnut, some pine, and other varieties. It is a nice climb to the forty acres on the far West side of the property, which has two small year round ponds perfect for wild game. That area is a prime hunting spot and it has six tree stands located in strategic locations.

The South side of the property rising out of the valley and is covered in trees.

West of the house is a large open field which is now being cut for hay where herds of deer graze daily. The large year round spring along the South side of the hayfield is a constant source of fresh water that has been reported has never ran dry over the past 100 years and more. It flows past the house and eventually empties into Logan Creek. Logan Creek itself runs along the North side of the property and is a clear water, gravel bottom year round stream. It is great for wading, and in places there are swimming holes. Build a campfire and toast some marshmallows.

The land east of the house also has two open fields which are being cut for hay. There are several excellent building sites on this area and a place one could build a nice lake.

There are three deer tree stands and one permanent enclosed stand with room for two hunters which overlooks one of the hayfields. Just North of that stand is a year round spring which feeds a small pond. The spring emerges from the foundation of an old spring house that was the location of a former homestead. To our knowledge that spring has never failed.

On the far East side, the land climbs high through the trees where there are two open meadows which are mowed twice a year to keep down the sprouts. There is also a large area of native blackberries that we have picked during their season and excellent hunting areas. This side also includes many mature trees of various species.