

## **PROPERTY FEATURES:**

### **Interior:**

- Custom steel/iron front door
- 8' & 7' Knotty Alder interior doors with decorative headers
- 19' ceilings in entryway
- Iron railings (\$20,000), handmade by Hietpas Welding
- Maple treads with custom tile on stairs
- Custom fireplace by Darboy Stone with Cantera stone surround
- Anderson Architectural Series Windows with no-fade composite exterior
- Blown-in insulation in walls and attic
- Sealed recessed lighting and cavities with spray foam
- Granite countertops
- Custom woodwork throughout
- Large ceiling beams

### **Exterior:**

- EIFS (Exterior Insulated Foam System)
- New \$92,000 roof on house and barn (2022)
- Authentic stone masonry (no veneers or vinyl)
- Buried downspouts (for easier mowing and a cleaner look)
- Fencing by Pen Rod Lumber & Fencing Painters, featuring solid oak planks that are maintained and repainted regularly

### **Barn:**

- 40x50 sq ft barn, fully insulated
  - 2" foam under floors
  - 2" tongue and groove walls
- Four 14x12 horse stalls with Dutch doors and automatic waterers for horses and animals
- Heated tack room
- Wash stall with radiant heat
- Steel liner panels
- Two windows in wash bay for north-to-south airflow
- Feed room with electrical outlet
- Six ceiling fans
- Bathroom in barn
- Washer & dryer in barn