

# 1

## House feature list:

318 acres, approx. 150 tillable rented, house, shop and shed

Booster heater for Kitchen, Powder room, studio

Instant hot water at Kitchen sink

In ground Driveway alert system in house and shop

Hydrant at garden

TV cable in all bedrooms, kitchen, office, studio, basement, shop, porch

Large glass/screen porch off Kitchen

Heated Garage (in floor)

Heated Basement floor (in floor)

Studio has in floor heat

Custom build quarter sawn oak cabinets in kitchen

Quartz countertops

Custom build maple cabinets in bathrooms & laundry

Custom build butcherblock office desks & oak cabinets

Custom millwork

Solid wood doors throughout

Sun Film on house windows

Porch with glass for winter, screens for summer

New furnace/AC in 2023 by Cedar Falls Heating

Original Sandpoint in basement — *Capped*

New well completed 2006 — *Drilled Well*

New septic field completed 2006

House completely gutted and added onto in 2007, all new plumbing, electrical, bathrooms, sheetrock, maple flooring, etc., spray foam insulation in all walls, Anderson Windows *⇒ All New*

Basement pantry room

220 outlets in basement, shop & basement

*Other Creek frontage with equipment access crossing. Good trout fishing.  
Sump Pump Basket in Basement floor*



Locking gun room in basement

High speed fiber optic internet service

50 x 80 shop 2003. With heated/AC woodshop area with work bench and cabinets, dust collection, mechanical bay, woodstove, bathroom, stereo system,

20 x 40 storage shed 2012

Lots of storage throughout

Photo cell post lights (2)

Yard pole light by power company

Propane tank-owned - 1,000 Gal.

Inground rain gutter turtles

Peak power control program

Owner owned water softer

April air - Humidity Control

Vanee whole house air exchange

In ground rain gutter

Farm on peak power program

Central Vac

### House Room Sizes

Main Floor 2501 square feet exterior (2460 interior)

Basement 2226 interior) square feet, in floor heat, AC, walls insulated & sheet rocked

Garage 840 square feet with central vac, sink cabinet

Walk in Attic 480 square feet insulated, heated, AC, electrical

Porch 2.5 season 16.7 x 17.7

### House- All interior measurements

Living Room 16 x 21 & 9.5 x 10 - Piano area

Front entry 5 x 11

Back hall and bath 11.5 x 10.25



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Kitchen 13.5 x 11.5

Dining room 10 x 13

Laundry 12.25 x 10.2 with custom cabinets

Studio 11 x 18.5 with custom cabinets

Porch 17 x 18.5 unheated

Guest Bath 8 x 8

Guest bedroom #1 11.1 x 11.5 plus walk in closet 3 x 5.4

Guest bedroom #2 11.1 x 11.5 plus walk in closet 3 x 5.4

Master Bedroom 14 x 15.5

Master Bath/closet 16 x 16.5 dual vanities, two head shower, whirlpool bath, wall heater  
Closet system

Office 16.2 x 18.8 with custom butch block desks and oak cabinets

**Included in sale:**

Washer/Dryer

Refrigerator

Stove

Dishwasher

Upright Freezer in Laundry room

Vermont casting woodstove in house

Woodstove in shop

High efficiency water heater

Emergency back generator in shop

Studio file cabinet - TV Stand

Office speakers

Porch cabinet

Water softening system - owned system



Storage room west shelving

Wall shelving in garage, Pantry, gun room, shop

Three elevated heated hunting shacks — & Tree stands

~~Emergency backup Generator~~

Window shades

**Shop:**

Some Work benches & Cabinets

Metal wall mounted storage boxes (shed)

Shelf storage in bath & shed area

Folding table

**Not included in sale**

Red rolling tool cabinet — In Shop

Bolt cabinet — In Shop

Woodworking equipment — In Shop

House wall display shelves dining, studio, laundry, master bath

Sink in powder room, optional replacement

Yard Art / Decor

Shop Microwave & Fridge

Garage Freezer

All personal items

**Additional Notes**

— Tillable ground is rented at \$100/acre. Written Lease until 12/31/2025.