

220 HIGH POINT LANE • JASPER HIGHLANDS

Property Attributes, Provided by Seller as a Courtesy

LAND & LOCATION

- 4.48 acres (386' wide, 500'-550' deep) - Level to gently sloped terrain
- Panoramic mountain views
- Extra-wide driveway with abundant parking
- Gravity-fed septic system (no pumps required)

EXTERIOR

- Natural stone and brick construction
- Certainteed Landmark architectural shingles (Weathered Wood)
- Bronze metal roof accent over front porch
- Natural stone faux chimney
- Concrete slab foundation (home and garage)
- Tongue and groove front porch gable
- Custom 8" x 8" Solid Louisiana cypress columns
- Freeze-proof exterior water spigots
- Full property exterior lighting with dusk-to-dawn fixtures

INTERIOR

- *Living Spaces:*
 - 3 bedrooms + 1 flex room + 2.5 baths
 - 3,000 SF main living area
 - Additional 1,580 SF (storage/mechanical room, porte cochere, porches, patio)
 - Open-concept living with expansive 1,000 SF central area
 - 10' ceilings throughout
 - Interior Doors: custom 36" wide, solid knotty pine
 - Entry Doors: 8' solid mahogany with glass
- *Kitchen:*
 - Custom solid maple cabinetry
 - Stunning 9.5' natural hickory island with matching hood vent
 - Natural Taj Mahal leathered quartzite countertops
 - Blanco granite composite sink
 - High-efficiency LG gas range/oven with air fryer
 - Three large pantries
 - Custom pull-out spice cabinet and cookware storage
 - Custom utensil/knife drawer dividers
 - High-efficiency GE dishwasher
 - 1.25 HP American Standard garbage disposal
- *Primary Suite:*
 - Glass-enclosed tiled shower
 - Soaking tub
 - Double vanity with stone countertops
 - California-style custom adjustable closet shelving
 - Enhanced privacy insulation between bedroom and Flex Room
- *Bathrooms:*
 - Stone countertops throughout
 - Custom cabinetry
 - Soaking tubs in full baths
 - Travertine-style porcelain tile in bath areas
 - High-efficiency ADA-approved toilets
 - Quartz and quartzite countertops
- *Additional Interior Features:*
 - Custom milled poplar accent walls and mud bench
 - Natural stone fireplace with vent-free gas insert
 - Custom Louisiana red cedar mantle and corbels
 - 8' workstation with Taj Mahal quartzite desktop
 - Dedicated printer/scanner storage closet
 - Spacious laundry room (electric or gas dryer ready) with custom barn door
 - Extraordinary closet space with custom shelving and lighting
 - Hunter ceiling fans in all rooms

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CLIMATE CONTROL & EFFICIENCY

- High-efficiency heat pump (SEER 18) with variable speed technology (45 speed options)
- Auxiliary electric backup
- Full 10-year warranty on HVAC systems
- Open cell foam insulation in all exterior walls and attic
- R19 insulation in strategic interior walls
- Custom YKK Low-E 360 windows with argon gas throughout
- High-efficiency LED lighting throughout

UTILITIES & SYSTEMS

- 500-gallon propane tank (currently full)
- Large 50-gallon electric water heater (gas-ready)
- Triple grounding with whole-house surge protection
- Pre-plumbed for whole-house water softener/purification
- Storage/mechanical room with emergency drain and 220V outlet
- Full-house TV antenna
- Complete internet and hardline phone wiring
- Interior/exterior stereo wiring with high-efficiency Klipsch speakers

OUTDOOR LIVING

- Large covered back patio with natural stone and brick
- Outdoor kitchen with custom milled poplar cabinetry
- Louisiana red cedar countertop with stainless steel sink and commercial grade gas burner
- Area pre-wired for 110V and 220V hot tub installation
- Front porch and porte cochere

DETACHED GARAGE

- Three functional sections with 10.5' ceilings
- Main vehicle bay: approximately 34' x 26'
- Workshop: approximately 17' x 15'
- Tractor/lawn care room: approximately 17' x 15' with dedicated 6' x 7' garage door
- Custom 18' electric remote garage door
- Additional 6' rear entrance garage door
- Brick and Smart Board exterior
- Multiple 220V outlets
- Internet service ready with hardline phone capability
- LED shop lighting throughout
- Convenient attic access with large floored storage area
- Truss roof system matching home