

This home was custom built with redundancy, efficiency, options and convenience in mind.

- Open cell foam insulation throughout
- Low maintenance exterior, metal wrapped wood, vinyl siding
- Standing seam metal “crinkle coat” roofing (overlaps so no leakage concerns and no “oil canning” effect from standard metal roofing)
- Professional, mature landscaping
- 6 inch gutters
- Three independent HVAC systems
- Optional framing to allow for future changes
- Wind mitigation: double hurricane strapping, threaded rods from footers to trusses on house corners
- Climate controlled, foam encapsulated crawl space
- Speakers located throughout main entertaining areas
- Dual water sources, county water and 18gpm well water pump
- Outdoor water hydrants on well water system
- Cement driveway 6 inch average depth
- PVC pipes under driveway for future uses, such sprinkler systems or electric
- Automatic locking control gate with optional internet connection, Keypad or remote controlled, hard wired button at garage, multi code for temp or perm
- Black finished plumbing fixtures throughout (Costs extra to buy over nickel or chrome standard)
- Solid wood doors throughout
- Outbuildings – power at both out buildings, water at “kennel/workshop”
- Full RV hook up site
- On black fence there is a sprinkler system valve box one for orchard watering, and one for future use/front landscaping on well, hydrant is also available
- Fruit bearing aged trees and grape vines
- Outdoor security lighting
- Central Vacuum ports throughout and located in garage with garage port

Foyer:

Custom Tennessee Star double doors, ease of moving furniture

Electric switches additional controls: Lights on garage, post lights, front porch lights

Above entry door option for custom triangle windows, already framed

Office:

Lighted Tray ceiling – switch or remote controlled for additional colors

Floor outlet and hard wired internet convenience plugs

Kitchen:

Custom lighting includes:

Glass cabinets, undercounter lights, and base cabinet lighting (3 rocker switch) pendant lights (switch co-located with 3 switch)

Two switches at coffee bar: overhead and outlet behind chalkboard for custom lighting feature, i.e. coffee sign, neon light

Built in dimming night light at coffee bar

Coffee bar has hookup for plumbed coffee system (Keurig etc...)

USB and Cat 6 convenience plugs at coffee bar (VOIP phone connection)

USB Convenience plugs on island

17 duplex plugs for any appliance needs on three circuits

Sweep vac for central vac located under island for easy cleanup of dry spills

Custom natural hickory finished cabinets with slow close drawers and doors with custom pulls

Exotic granite island, full granite countertops, custom stone tiled backsplash

Custom Black finish faucet fixtures, pot filler, granite farm and bar sinks

Commercial style custom appliances, hardware color is customizable (have original stainless hardware)

Smart Oven: Integrated camera, wi-fi connected, with recipes built in

Refrigerator: Hot water dispenser, pictures can be uploaded

Range top: 91,000 BTU w/900 CFM hood

Note: Proper ventilation requires about 100 CFM per 10,000 BTU most exhaust hoods are woefully under ventilated

Pantry: Convenience outlet for freezer

Laundry Room:

Acacia wood countertop, extremely hard and durable, naturally water proof

Great Room:

Convenience outlet in floor, cat 6 outlets, convenient three way lighting.

Dual fans with individual controls for maximum air movement, Option for single fan if desired, prewired between the fans

Natural gas vented fireplace with battery backup, no fumes to enter home from burning

Switches located on the right side: one controls the electric ignition for fireplace (option is a safety feature so you can turn off the ignition source when away), light switch for custom mantel and hearth, Dimmer switches for eyeball lights under pot shelves

Left of fireplace switches contain ceiling eyeball lighting, and top of pot shelves.

Convenience plug and media plug behind TV for Cat 6

Outlet in hidden compartment for Bass speaker for TV in hearth

Nature scene at loft level switch controls located on pantry wall

Switched outlets for Christmas lights in Eaves, switches located on the back side of pantry

Loft:

Switched floor receptacle and outlets, outdoor porch fan switch and outlet (for decoration lighting Christmas tree)

Mountain, pastoral view (Can see city fireworks from deck)

En suite bath:

Humidity sensing mode for exhaust fan, programmable towel warmer (can be hardwired if desired)

Hall Bath:

Bluetooth exhaust fan, night light, touch controls, extra switch option for a standard bath fan (some need two for light and fan to work)

Game room:

Grey PVC box option for venting (if they wanted a kitchenette, etc..)

Planters can be removed if desired, there is a finished wall behind, wired with photocell controlled low voltage lighting.

Custom stamp concrete flooring

OPTION: window is framed out for an optional doorway if desired

Family Room:

Custom shelving with individual controlled dimming switches

Sliding door conceals door for vault, panic or tornado shelter, EF-5 rated door

Vault Room:

Constructed from 1 foot cements blocks, rebarred and filled with solid concrete, ceiling is steel with rebar overlaid then pour with concrete.

Inward opening in case of debris blocking door, internet and AI capable security system in room.

Attic access above vault room, 3 foot door for maximum utility, climate controlled for storage that extends over multipurpose room.

Multipurpose room/Bedroom:

Bonus space above closet includes outlet for TV

20 amp duplex receptacles for multipurpose convenience, i.e workout room

Garage:

Oversized with convenient third door side entrance, all light commercial doors with high lift rails (maximized the roof height) MyQ available, exterior key pad

Linear floor drain for easy cleaning of floor

Insulated well room

OPTION: framed for and optional window or door on back side

Master Bedroom:

Dual master bed set up to orientate on two walls, switched outlets on walls for night stands.

Switches on Closet Wall control, main room lights, switch outlets and exterior, rear floodlights

LED multicolor remote lighting for tray ceiling

Solid memory foam padding, heavy weight plush carpeting

OPTION: Double window framed for French or sliding doors to allow for a private deck

Master suite closet:

HVAC return in closet for reduced moisture buildup

Two convenience outlets

OPTION: Area left for ironing board on back wall

Sitting room:

20 amp receptacle for optional uses

Master Bath:

Light switch at door main lights, shower lights, tub lights, and exhaust fan

His and her set up: Individual dual mirror lights, separate 20 amp outlets for simultaneous styling use

Make up table

Styling station drawer with outlet for hair accessories

Tub wall sconce lighting on entry switches

Illuminated glass shelves (switch on shower sidewall, BOTTOM switch)

Air Jet tub, no water goes through it allowing for easy, hygienic cleaning, Tub TV to stay

Custom Shower touch control for rain system, wand and spray jets, Bluetooth with lighting (safety cutoff switch on shower sidewall, TOP switch)

His and her separate shower head control

Abundant light from skylight

Spa/Multipurpose Room:

Multipurpose construction allows for optional kitchenette or private laundry, etc...

20amp receptacles, 60 amp 220 volt circuit (allows for multipurpose use)

Closed cell foam encased, walls and ceiling for moisture barrier, separate exhaust fan and large capacity autosensing dehumidifier with automatic water purge.

6 foot linear drain for leak protection

Hot and cold water supply

8 foot doors allow for removal of tub

OPTION: Framed doorway that leads to hallway of master suite

Back Entertaining Deck:

Stub out for outdoor kitchen with appliance plugs

Dual fuel LPG or NG optional hookup for grill (would need the LPG tank, line only installed)

Outdoor speakers

Dual fuel 300,000 BTU firepit

Adjacent mostly wooded acreage available, will not subdivide

+/- 28 acres

Three small wildlife ponds

Two creeks

Natural springs

Rock outcroppings throughout

Three cleared areas for fields, stumps removed ready to seed

One cleared area with berm for shooting range

Four wildlife stands

Road system throughout

Mature hardwood trees