

**Description of Amenities and Upgrades
822 & 920 Preservation Trail
Columbus, NC 28722**

Main House

General: Main Level has hardwood flooring except Laundry/Mudroom; 12' ceilings except vaulted Great Room; comprehensive WiFi coverage and 3 tv/entertainment portals, all interior stairways have lit steps. There are state-of-the-art Ubiquiti camera and Wi-Fi systems, integrated with Star link for global access. Smart Home Benefits with Alexa-controlled lighting. A shared well services the Main House, Apartment, Guest House and Barn. One septic system services the Main House and Apartment and another system services the Guest House and Barn. There is some installed drip irrigation for landscaping. The combined Farm site has two year-round creeks.

Energy Efficiency Features: 2 gas on-demand hot water heaters; whole house has spray insulation, including between floors. There is a 21 Kw Solar power system mounted on the South side of the Barn roof that supports the entire property, partnered with a 48 Kwh smart battery solution. The owner reports being able to sell energy back to REMC; a vehicle charging station is in the Barn.

Front Covered Porch: Stone half columns, tongue and groove ceiling

Foyer: Artisan leaded glass front doors; Powder Room has shiplap accent wall

Great Room: Columns outline walkway along Kitchen to Hallway; vaulted ceiling; tongue and groove wood, beams; stone gas fireplace with hand hewn mantle and decorative shelving, Artisan black walnut raised hearth; Two sets of French doors to Covered Porch

Rear Covered Porch: tongue and groove wood ceiling, wire cable railing, composite decking, canvas curtain on wire rail

Dining Area: ceiling beams; French doors to deck

Kitchen: quartz counter tops with granite seated work island; custom cabinets with convenience upgrades and lit decorative upper display cabinets; remote controlled custom fan hood with mosaic tile backsplash; tile backsplashes surround kitchen; KitchenAid appliances except for replaced built-in drawer-style microwave oven, include 2 dishwashers, 5 burner gas range, double ovens; marble farm sink, under cabinet lighting, prep sink, pot filler

Hallway: has shiplap accent wall repeated from Powder Room

HVAC: multi zoned with remote/app-controlled access

Mudroom/Laundry: lux vinyl plank flooring; built-in cubbies, shiplap wall areas, utility sink and toilet, granite countertops. Laundry area, ample custom cabinets, quartz countertop

3 Car Attached Garage: An alcove to accommodate a work bench; insulated garage doors are remote/app controlled, door to side deck

Guest Suite: Bedroom has door to deck; ensuite bathroom has tile floor, tiled tub/shower; wet bar; closet, door to covered porch. Covered Porch has cathedral ceiling, composite decking, wire cable railing, tongue and groove wood ceiling, beams.

Primary Bedroom: French doors to deck, ceiling beams, walk-in closet with sliding barn door and with custom built-in organizers; sliding barn door to ensuite Bathroom

Primary Bathroom: tile floor with mosaic inlay; large tile shower with niche and 3 shower heads; 15kw steam shower feature; tile bench; double vanities with artisan sinks, quartz counter tops, water closet, electric wall mount heated towel bars

Second Level: has a loft area which is open to Great Room, wrought iron railing with wood handrails; a dormer with tongue and groove wood ceiling and beam accent which continues ceiling design from Great Room; lux vinyl plank flooring; Second Bedroom Guest Suite with Bathroom; 10' ceiling; walk-in closet. The bathroom has tile shower, linen closet, quartz vanity and dressing table.

Terrace Level: has lux vinyl plank flooring; an open Recreation Room with home theater portal; gas stone fireplace; 3 French doors leading to large covered patio having metal paneled ceiling; full kitchen: porcelain farm sink, granite counter top, range/oven, dishwasher, microwave, refrigerator and dining area; 1 Bedroom and 1 Flex Room with a closet and window; Bathroom single quartz vanity, electronic mirror; tiled shower with rain head and shower jets and hand held shower head; electric wall mount heated towel bars, sliding barn door. There is a second laundry with utility sink; a second bathroom with cultured marble vanity, acrylic tub/shower. An under the stairway closet has decorative door for the area to be completed as a wine storage area. There is an office wing with French doors to covered patio, texturized concrete wall; 2 bookshelves have hidden doorways to 2 safe rooms and a mechanical closet. Owner reports a 5 Bedroom septic allowance.

Accessory Dwelling Unit: Studio Apartment

There is a approx. 768 SF studio apartment above the Garage of the Main House, with separate outside entrance and deck. It also has a locked door access from the interior of the Main House. The Apt has a Great Room area, Dining Area with custom built-in storage bench and seating, Bathroom, stackable washer/dryer, full Kitchen.

Barn

The Barn has metal siding and metal roof, electrical and water service, 6000 gallons rain catch tanks. The Barn is under the 920 Preservation Trl address and Parcel P97-140.

Equine Features: (12) 12'X12' stalls of which 10 have 12'X24' run-outs; 2 interior stalls have removable wall between to form a foaling stall; Stalls have a fans, lights, mounted hay racks and auto water troughs, standard stall fronts with sliding wood and metal doors; stall flooring is earth with stall saver flooring; an indoor and an outdoor wash bay with hot and cold water.

Functional Features: Center Isle and amenities have concrete flooring; Five areas have climate control heat and a/c with resin surface flooring: 2 Tack Rooms. One has 10 8'x4' cabinet grade custom-built lockers, tongue and groove wood paneling and ceiling; a Laundry and kitchenette with sink and refrigerator, a full Bathroom, a Barn Office and a Viewing Room for the indoor arena, which has tongue and groove walls and ceiling. The indoor arena is 60'X144': has a Wi-Fi enabled wall mounted TV, 2 large fans, LED lighting, river sand footing, cupolas with exhaust fans. There is a Workshop with built-in shelves, electrical service, compressed air system with multiple outlets, utility sink, 220v welding station. An insulated Mechanical Room houses solar units with 48 Kwh batteries supporting well service, a well storage tank, variable speed constant pressure single well system with solar backup power batteries and water treatment system. There is ample hay storage area. There is a Feed Room with tongue and groove paneling. There is a solar powered electric vehicle charging station. There is a 220v veterinarian and farrier station.

Outdoor Barn Features: There is a 230'X115' Outdoor arena, dirt and crushed limestone footing, an sprinkler system, LED lighting which can be remote controlled. There is a large gravel parking area at the front of the Barn, which can accommodate guest parking, horse trailer parking and 1 RV trailer site with 30/50-amp full power, sewer and water hook up. The opposite side of the barn has concrete boulder retaining wall forming manure or other dump bays, storage for equipment and an outdoor utility sink. The farm has approximately 8 cleared acres of fescue seeded pastures divided by electro/PVC high tensile fencing and wood posts into 10 paddocks with gates, access road and water. There is one 12'X24' run-in in one pasture. The Farm has an additional adjacent 5.22 acres of pasture and woods that are fenced and contains 4 Shelter-Logic brand shelters. It is located at P97-139 Parcel. The Farm has several FETA trail access points on site and also has access to the CETA trail system, which does not cross the subject land.

Guest House

A 1719 Sq ft. separate Guest House under the 920 Preservation Trl address and Parcel P97-140. The house has been used for guests and short-term rentals. It has 3 bedrooms, 2 full baths with custom made cabinets and artisan sinks, powder room, an office/flex room and a Great Room with shiplap accent wall, Kitchen with custom cabinets, farmhouse sink and granite counter tops and Dining Area. The 1.5 story house has a large covered front porch and patio that is a ready-to-use hot tub pad with electrical in place; a no-climb fenced back yard and a fire pit. There is open parking to the side for 4+ vehicles.