

# FEATURE SHEET

## 7314 Hwy X

### INTERIOR FEATURES

<u>Kitchen:</u>	Equipped with Subzero, Wolf, Cove appliances. Induction cooktop for speedy heat. Countertops are textured "leathered" granite, and sleek white cabinetry is accented with brushed gold hardware. Wet bar includes two beverage fridges and pub seating area. Built in pantry is tucked behind a frosted glass sliding door.
<u>Master Suite:</u>	His & her sinks, tile walk-in dual head shower. Custom tile flooring. Walk-in closet with customized built in storage.
<u>1<sup>st</sup> Guest Bath:</u>	Jack & Jill style connecting two bedrooms, luxury vinyl tile.
<u>2<sup>nd</sup> Guest Bath:</u>	Full bath on main level with luxury vinyl tile.
<u>Living/Dining Rooms:</u>	Exceptional water views. The wall of windows have Lutron remote control blinds.
<u>Loft Area:</u>	Overlooking kitchen and living room area.
<u>Basement:</u>	Walk out French doors lakeside, large rec room, plumbed in for 4 <sup>th</sup> bathroom. Separate spaces include workshop area, wine cellar & storage areas.

### EXTERIOR FEATURES

<u>Pole Barn:</u>	Measures 40 x 64, 2560 Sq ft. with 10 ft. high door
<u>Boathouse:</u>	924 Sq ft, heated, 40ft permanent pier with 8 x 8 removable platform, rail system
<u>2 car detached gar:</u>	624 Sq. ft., additional storage space for all your toys.
<u>2 car attached gar:</u>	29 x 29, 841 Sq. ft.
<u>Additional Features:</u>	Smart siding on home, garage and boathouse. Composite decking. Gutters equipped with leaf guards. Generac generator. Paved driveway with painted pickle ball court. 4 bedroom conventional septic. 40 ft. FLOE DOCK system with an 8 x 20 platform for seating. (Includes steps and paddleboard racks). One pontoon boat lift & one ski boat lift. Composite shingles, with metal roof accenting the front porches. Custom landscaping including belgard paver walkways & retaining walls. Irrigation system and firepit seating area. Level, sandy frontage with rip-rap shoreline