

## **Supplement List For Upper House On Hill / Revised 4-26-2024**

- 44 acres, with two excavated man made wildlife ponds including a creek running through to the Cannon River.
- The road leading up to the house from the barn is 1300 feet long and 11 feet wide. There is also a ¼" Mirafi Geotextile heavy duty underlayment fabric for the road running the entire length of the road laid under the class 5 rock. This is used to help stabilize and hold the base of the road together.
- The road also has two catch alls for water run off using large shot rock and a 16" plastic pipe that goes under the road.
- There are pasture areas of the property that are fenced in for running cattle, horses, etc. with mostly high tensile wire fencing with treated wood posts. Please Note: Currently there is a renter in place running cattle that would like to continue renting if the buyer doesn't have cattle or horses, etc. that they want to run and pasture.
- There is tillable ground and lots of mature trees like oak, pine, cedar, elm, birch and others.
- The property is very abundant with wildlife and much can be seen right out the windows. The property has prime hunting for Whitetail Deer, (Big Bucks), Wild Turkeys, Varmint hunting, Coyotes, Fox etc. Eagles are nearly seen daily flying above.
- The property also holds great hunting and picking for Morel Mushrooms, Leeks (Wild Onion) and Wild Raspberries...
- The house is a spacious one story rambler with a walkout.
- 1<sup>st</sup> level sq. footage of the house is 2340 square feet.
- 2<sup>nd</sup> level sq. footage of the house is 2340 square feet.
- The garage measurements are: 35 feet deep x 38 feet wide. 1330 square feet. With a ceiling height of 11.1 feet.
- The overhead garage door clearance height is 8.2 feet.
- The garage also is fully finished off with all of the conveniences.
- The house has a wood foundation. The company that puts them in is EdgeBuilder/Woodmaster. They specialize in wood foundations and are located in Wisconsin. This home was built with QUALITY in mind

- Exterior siding is Vinyl (Norandex brand) Fade resistant and thickest vinyl on the market.
- Exterior stone is a split Minnesota Blend field stone. The stone is a manufactured concrete stone from Cascade Stone a manufacture of various stone and brick veneers. Cascade Stone is considered one of the best and is not easily found. The areas the stone is on are the three areas by the overhead garage doors, the octagon entryway, the two pillars, and the three areas underneath the deck on the South side, West side, and North side of the house.
- Decking brand name is Timber-Tech tongue and groove this is a no maintenance decking. The Southside deck starts at the entryway of the house, continues west and wraps around to the Westside and goes the full length of the house. There is also a private deck off the master bedroom on the north side of the house.
- The house is faced and landscaped with a boulder wall starting where the driveway approaches the house and wraps from the Southside around the Westside and finishes on the north side. The boulders are stacked many tiers high and are 4 to 5 feet in diameter. The boulders had to be placed with heavy equipment using a grappler hook. Recent sod and more retaining boulder walls and Minnesota River Rock finishes off the immediate areas surrounding the house and outward.
- The roof is asphalt 40 year architectural shingle made from Owens Corning.
- The outside lighting is quite extensive which includes 42 under soffit recessed lights. It also has 7 sets of LED spotlight motion detectors on the south and north side of the house. All upper and lower outside doors all have carriage lighting also.
- The under soffits also have plug in receptacles that can be switch operated from in the house for Christmas lights. There are also several receptacles around the house, garage and deck areas on both levels for complete convenience.
- There are (3) outside outlets 240 volt receptacles around the outside of the house.
- The inside garage also has (2) outlets 240 volt receptacles one for a welder and one for a hot water pressure washer.
- The garage outside also has been (prepped) a wire buried in the ground for future installation and hooking up a standalone emergency backup generator for when power outages might occur.
- There are six water hydrants that are located around the house for quick and convenient water hook up.

- The house has been plumbed to the outside for the underground sprinkler system.
- The house is wired for three sets of outside stereo system speakers. The first is on the Southside of the house above the deck under the overhang. The second is on the Westside of the house above deck on both sides of doors, and the third is on the Northside of the house above the deck off the master bedroom.
- The house has 2" x 6" wall construction throughout the house and garage.
- The house is heated with forced air and cooled with central air and is set up with in floor heat. Central air Brand name is Carrier and is a 3.5 ton unit.
- The house has recently installed in floor heat on all levels, including the garage. The process is quite extensive; in the basement you first put down heavy plastic poly over sand or in our case one inch rock then you lay down 4' x 8' sheets 2" thick of rigid foam insulated board. The next step is stapling down the tubing, and then you pour the concrete. The basement is on one heat zone. The first level is done a little differently. During the construction phase you have to lay down a double plate throughout the whole house on both inside and outside walls. The reason for this is after you staple down the heat tubing you pour gypcrete up to the first plate, so you're pouring an inch and one-half of product. The first level has six heat zones. The garage is done with the same steps and process as the basement. The garage is on one heat zone. The Boiler brand name is Navien, considered one of the best systems in the industry. The tubing used for the in floor heat is called Rehau. Again, quality and detail were the top priority when installing. .
- The house and both levels are insulated with (Closed Cell) spray foam including the rim joist areas in the basement. The garage is also sprayed foamed (Closed Cell) including the complete ceiling areas above the garage ceiling sheetrock. The name of the product is Comfort Foam. This is top of the line and is the most efficient and effective way to insulate a home for heating and cooling costs.
- The walls and ceilings throughout the house and garage all have a spray knockdown texture.
- The house also has a central vacuum system. There are two outlets in the garage and three on the first level of the house and three more in the basement. The central vacuum name is Beam.
- There are 16 phone outlets throughout the whole house and 3 phone outlets in the garage.
- There are 10 cable TV outlets throughout the whole house and 3 cable TV outlets located on the garage wall upper ceiling areas.

- The house has a hard wired security system. All doors and windows are hard wired. The Honeywell control panels are located as you come into the house from the garage and in the master bedroom.
- The stereo system is hard wired throughout the entire house including all rooms and including the garage plus on the outside of the house by all sets of doors. Each room has its own volume control. There are also three areas in the house that the stereo can be controlled from a control panel. There is one in the master bedroom, one in the kitchen, and one in the garage. All speakers would be in wall flush style. The great room is wired for full surround sound on both north and south walls. Would need to purchase all controls and speakers for all areas.
- The house also comes with two gas fireplaces in it both in the Great Room and master bedroom. Both fireplaces are gas and the brand name is Kozy Heat, both have blower fans and both have remote controls. The basement also has a fireplace opening for a gas or a wood insert fireplace.
- The appliances for the kitchen are Kenmore/Whirlpool and are of good quality.
- All faucets and sinks are considered special order. The faucets are Delta and the sinks are Kohler. The kitchen and laundry sink are cast-iron. These are all top of the line.
- The house has ceiling fans in all rooms. The brand name is Casablanca, one of the top brands in the market. The garage also has two ceiling fans, and the brand name is Hunter.
- The house has real wood flooring starting in the entryway and leading into the half bath and kitchen, pantry and eating area. The wood is oak and is 3.25" wide. The stain color is wheat.
- The laundry room flooring is 12"x 12" ceramic tile.
- The master bedroom full bath also has ceramic tile 12" x 12" and 6" x 6" throughout the whole bathroom, including the walk-in double shower. The bathroom also has a corner unit 10 Jet Whirlpool/Jacuzzi Hot Tub. The brand name is American Standard.
- The areas that have carpet are the great room, stairs going to the basement, 2nd bedroom, and master bedroom and closet.
- The water softener brand name is a Commers-Sanitizer.
- The hot water heater is electric and is an energy efficient 105 gallon unit. The brand name is Rheem.

- The cabinetry and cupboards are custom built and are made of oak. This includes the kitchen, laundry room, full bath and half bath. They are all raised panel, and the color is wheat.
- The kitchen also has a large separate full walk in pantry.
- All inside doors throughout the house are oak and are raised six panels.
- The countertops throughout the house are Formica with an oak face.
- The molding throughout the house is oak and is the extra wide 3.25 inch.
- The baseboard throughout the house is oak and is the extra wide 5.25 inch.
- The master bedroom closet has a built in ironing board center made of oak including lighting and electrical outlet.
- The master bedroom also has a high vaulted ceiling 16 feet in height.
- The great room has a stone fireplace that is 8 feet wide and goes to the ceiling. The ceiling is vaulted and runs the length of the great room and kitchen and is 19 feet in height.
- The exterior doors and windows are made in Canada. The brand name is Loewen. They are a very quality and a very well built window with an extra thick aluminum cladding to prevent denting and in the event of any hail damage and are made out of Douglas fir.
- The garage also has a floor drain.
- The garage also has a low profile floor style slop sink with both hot and cold water.
- The finished garage also comes with a commercial restaurant style 86" 16 gauge stainless steel deep double sink combo with two drainboards on both the left and right sides of sinks and a upper waterloo low profile Wall-Mounted Pre-Rinse Sprayer Faucet including lower faucets also with strainers for both sinks. Also, to accommodate the double sink combo is a 30" x 72" 16 gauge stainless steel commercial work table with a 4" backsplash and undershelf for storing things. This complete setup and layout was designed for parties and entertainment and for cleaning and processing wild game.
- The house has a 200 amp and 100 amp service boxes in the basement. The garage also has a 100 amp service box.
- The inside garage lighting consists of (6) separate ceiling mounted double bulb fixtures along with under cabinet lighting.

- There are two access doors to the attic, one in the house and one in the garage. When accessing either door there is a light switch by both so you have full lighting in the attic area.
- There is a lot of convenient wiring throughout the house and garage, that's the reason for three service boxes.
- The ceiling height of the garage is 11.1 feet
- The exterior walls of the inside of the house are 10 feet in height.
- All lighting throughout the interior of the house is recessed. The only areas that are different are the octagon entryway, it has a hanging chandelier style in design. The other two areas are the half bath and the full bath. The half bath has lighting that mounts to the wall and hangs over the mirror. The full bath has the same lighting over the mirror as the half bath, but also has recessed lighting throughout the bathroom.

### **New Items Recently Added And Or Installed**

Installed air exchanger brand name Renew Aire.

Installed sump pump and needed PVC pipe brand name is Liberty. A very good quality pump system.

Installed 220 feet of Clay Color Seamless Gutters 6" wide with aluminum holding brackets placed every 18" and 215 feet of buried drain tile from downspouts to daylight and 112 feet of 5"x 4" downspout both front and back of house. This is a very good fabricated quality gutter system.

Installed outside all recessed light trim, bulbs and receptacle plates both front and back of house for underneath soffit lighting.

Spray foam (Closed Cell) foamed the complete basement including all walls and all rim joist areas. Note: This now completes the whole house with using (Closed Cell) spray foam which includes 1<sup>st</sup> floor walls of upper house and basement area walls and rim joist areas and also includes the complete garage all walls and upper ceiling area of garage.

Installed Larson storm doors both front entry of house and back private master bedroom door to deck.

Installed custom vanity mirrors with oiled bronze trim for both the half bathroom and master bathroom.

Installed under cabinet lighting in the kitchen on both the south side and north side cabinetry areas.

Installed low voltage smoke and fire alarms all throughout the house and basement. Installed two Honeywell control pads, both inside both entry from inside garage and master bedroom. Installed outside fire and security sirens both front and back. Installed smart panel and all window and door contacts both levels of house and garage.

Installed both laundry and kitchen sinks, faucets and GE  $\frac{3}{4}$  HP garbage disposal.

Installed all appliances, double oven, cook top stove, refrigerator, and dishwasher all top of the line Kenmore brand.

Installed Westbury Aluminum Railing System both front south and west deck and separate back private Master bedroom deck.

Installed all cabinets in finished off garage both upper and lower cabinets along with custom countertops to match kitchen countertops.

Installed custom built L-shape oak bench work station in finished off garage.

Installed in garage electric forced air ceiling heater specs are 34,121 BTU /240 Volt /10,000 Watt. This unit also comes with a hand remote for easy control.

Installed corner unit Whirlpool/Jacuzzi 10 Jet Hot Tub brand name is American Standard, with oiled bronze Delta faucets /fixtures.

Installed Central Air Conditioner Brand name is Carrier and is a 3.5 Ton unit.

Recently installed sod and Minnesota River Rock finishing the landscaping off for the immediate areas surrounding the house and outwards.

Installed a central vacuum system in the house. The brand name is Beam.

Installed two gas Kozy Heat fireplaces in the Great Room and master bedroom, both have blower fans and both have remote controls.

Installed carpet in the great room, stairs going to the basement, 2nd bedroom, and master bedroom and closet.

Recently installed in the laundry room both front load style upper end G.E. quality washer and dryer.

Recently installed in finished garage a commercial restaurant style 86" 16 gauge stainless steel deep double sink combo with two drainboards on both left and right sides of sinks and a upper Waterloo low profile Wall-Mounted Pre-Rinse Sprayer Faucet including lower faucets also with strainers for both sinks. Also to accommodate the double sink combo is a 30"x72" 16 gauge stainless steel commercial work table with a 4" backsplash and undershelf for storing things. This complete setup and layout was designed for parties and entertainment and for cleaning and processing wild game.

Recently installed two flat screen 55" TV's in the finished garage. Ready for entertaining, football parties, Holidays, family gatherings, etc.

Boiler was recently installed to complete the in floor heating system heating both levels of the house and garage heating a total of over six thousand square feet. The brand name of the Boiler is Navien.

Vent-A-Hood Stove Top Venting System. The Vent-A-Hood Brand is considered one of the best Stove Top Venting Systems on the market and has been around since 1933. The system consists of the exhaust hood, exhaust chase and the backsplash. This system will exhaust your cooking smells and exhaust to the outside. The color is a copper vein powered coat.