

1815 Charter

# Additional Upgrades

- Gas lantern on front porch
- Two sets of staircases at opposite ends of home
- Custom cabinetry
- Natural quartzite countertops throughout
- Raw edge quartzite kitchen island
- Marble bath floors
- Marble tub & shower surrounds
- Gas-ignite wood-burning stone fireplace
- Built-in wine fridge
- 40 bottle dedicated wine storage
- Butler's pass-through pantry with *additional* walk in pantry
- Floating shelves in kitchen
- Tray ceiling in primary bedroom
- Vanity area in primary bathroom
- Expansive finished bonus room (media room, game room, MIL suite, etc.) with en suite bath
- Transom windows
- Gutter system
- Double front doors
- Chicken house with enclosed run
- Sporting dog kennel
- Custom enclosed greenhouse

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# Additional Upgrades

- Fire pit area with lighting in tree
- Extra storage shed
- 30x40 foot metal shop
- 16 zone irrigation system
- 20+ varieties of trees
- Part of property in city limits, part of property out
- Lighting in trees near river
- Flat limestone ledge below property in and at waters edge