

## JS Ranch Amenities List

### Home:

- 2 HVAC, one for each side of the house
- 2 On Demand hot water heaters, one for each side of the house
- Custom masonry fireplace with custom mantle
- All cabinets in the house are custom made with knotty alder wood
- 11' island with honed black granite and a chiseled edge
- Farm sink with air button disposal
- Granite counter tops throughout house
- Walk in pantry
- Emtek hardware
- Large walk-in closet

### Barn:

- 30X40 carport connecting to house
- 4 stalls 16x20
- Wash rack 12x16, with roll up door at the front
- 12x16 feed room, with roll up door for easy access
- 14' alley
- On Demand hot water, to wash rack and bathroom
- ½ bath
- 16x22 tack room
- Pipe saddle racks
- Stall doors 6' wide

### Land:

- 2 water wells
- Water softener to house
- Six horse Priefert Euro walker
- All Pipe and non-climb wire 143 X 278 roping arena
- Priefert shoot
- 2 50-amp RV hookups

- 2 30-amp RV hookups
- Whole house Generac Generator, will run house well, and barn (1 yr old)
- 500-gallon propane tank (owned)
- Concrete dog kennels with feed room and yard
- 7 panel horse pens with run-ins
- 24 x 75 hay/equipment barn
- 12x12 well house
- 9x21 tool room
- Crushed concrete pad for trailer parking
- All power lines burried