

5/8" Artisan Hardie board on the exterior of the house which is twice the thickness of the standard Hardie Board Gives deeper shadow lines and has better insulation factors - more closely replicates the aesthetic of traditional wood siding

Large porches

Dual stage two zone 16 SEER heat pump

Highly efficient open cell insulation on all exterior walls and ceiling rafters

Standing seam 24 gauge metal roof

5 custom maple French doors across the front of the house

25 bell bottom piers under the slab and porches

Concrete slab for the main portion of the house with pier and beam porches

Water filtration and softener system for the house

Upgrade 20K Cummins Generac propane whole house generator. Automatic switch so you are never without electricity (takes about 30 seconds for the generator to start and power up). You may not even notice when you lose external power from Mid-South Synergy.

Professionally maintained since the house was built

Large propane tank (I think that it is 500 gallons) so that the generator can run for extended periods

Automatic Irrigation system in front and side garden beds

Water and power have been run for the installation of irrigation in the back of the house at a later date

High capacity septic – engineered for 4 bedrooms

Double pane windows and doors

Wood and/or gas fireplace

¾" Solid white oak floors on screeds throughout downstairs as well as the stair treads

French doors across the entire back of the house including the master bedroom

All custom cabinets built on site

Double crown molding throughout the downstairs

Large farm sink

Drawer microwave in the island

Propane stove and ovens

Under cabinet lighting

Drawers instead of shelving inside the butler's pantry

Soft close drawers in the kitchen

Recess lighting throughout

Dimmer switches on many of the light switches

No exposed electrical plugs in the backsplash.

Electrical plugs are hidden in the cabinet lighting strips

Exhaust vent in washroom

All walls in washroom are insulated to reduce noise to living area during operation of washer and dryer

Wall between family room and master bedroom insulated to reduce noise from TV and conversation to bedroom

Commercial exhaust fan over the stove

Top end Sherwin Williams paint throughout the house.

High efficiency appliances

Extremely quiet running dish washer

Walk in attic

Plantation shutters

30' x 40' metal building on slab with garage doors to allow extra ventilation as well as an attached 20' x 40' covered area on the back of the building to store tractors and other equipment

44x50 workshop

Inground Gunite Pool and Spa built in 2019 Chlorine 9' deep

16' x 30' metal out building on a slab - could be easily be modified into horse stalls