

Furnished Price \$848,380	
	Included in furnished price
Outdoor Kitchen	3 high top chairs at counter, 2 bar stools, 60" TV w/drop mount
Kitchen	6 bar stools for custom island counter, Rev-a-Shelf systems in cabinets, 48" TV, wall & counter top décor, Center deer antler light
Screen Room	Complete cushioned patio seating set (love seat, 2 chairs, recliner, ottoman), fire coffee table, 2 console tables 55" TV w/sound bar, privacy shades
Laundry Room	2 wood hampers & wall décor
Living Room	Double Sofa (all recliners), Momeni 8x10 area rug, 2 end tables, 2 lamps, sofa table, wall & table top décor custom built office desk w/2 file cabinets, custom built 4' high x 9' long wall shelving unit, High-end stainless wine cellar/cooler, high-end beverage cooler, 2 bar stools, 65" TV w/Sonos sound system
Powder Room	2 tiered shelving units, wall & shelf décor
Master Bedroom 1	King bed w/comforter set and custom headboard, 2 night stands, 2 lamps, chest of drawers, shelf unit, 48" TV wall & table top décor, walk-in closet has 2 shelving units
Master Bedroom 2	King bed w/comforter set and custom headboard, 2 night stands, 2 lamps, armoire, wall decor custom entertainment unit w/37" TV and electric fireplace heater
Bedroom 3	2 full beds w/comforter sets and custom headboards, 2 chest of drawers, 3 lamps, wall & table top décor, TV electric fireplace heater
Pool Deck	12x14 aluminum deck gazebo w/zip screens, hightop fire table w/5 chairs, 2 large storage cabinets, mini fridge Pool related chemicals
Hot tub gazebo	Fire table w/2 chairs, hot tub chemicals
Man cave/Rec Room	2 cabinets & heavy duty shelf by front door, custom built shoe/coat rack/bench, large metal camo cabinet, bar unit, high-end beverage cooler, canvas deer pic, camo table w/5 roller chairs, 4 counter bar stools, 4 camo recliners custom built 25"x96" butcher block table w/4 hightop stools, entertainment unit w/electric fireplace heater, 75" TV w/sound system, extra large Cannon safe, humidior, 2 sets of golf clubs with plenty of golf balls
Utility Shed	2 Masterbuilt smokers, all heavy duty shelving units, 2 table top propane heaters, outdoor cooking burner, 5', 6', 8', 10' and 12' fiberglass ladders, 16" and 24" Husqvarna chain saws w/extra bars and chains, misc tarps Husky portable compressor, 55" TV w/drop mount for fire pit, fire pit accessories
Lawn Shed	3 - 7' propane patio heaters (visible flame inside glass tube), misc lawn equipment including weed eaters, edgers, pole saws, trimmers, push mowers, brush cutters
Misc	Battery operated clay thrower (w/battery and clays), 2 - 12ga O/U Mossberg Silver Reserve shotguns w/shells for clays
**Already included	Outdoor Kitchen - Appliances - Grill, dual ovens, 6 burner top and griddle House Kitchen - Appliances - Refrigerator, range/oven, dishwasher, microwave Laundry Room - Washer and dryer Man cave/Rec Room & Shop - 2 refrigerators (1 in each) ** Wildlife mounts can be negotiated separately

Listing Price and Items of Note

Items of note
Fully renovated between 2016 - 2018, with new roof in 2016
Shop/recreation room built in 2010, remodeled again in 2016
Kitchen remodel included additional wall of cabinets w/TV and custom seating island with 6 chairs and utilized Rev-a-Shelf
All kitchen appliances purchased new in Oct 2019
All new windows, thermal insulated with light solar tint
Main electric panel upgraded 2016
Electric service to house put underground
All bedrooms have private ensuite bathroom
2 master suites w/renovated bathrooms (new toilets and showers)
Whole home 22k watt Generac generator (propane)
1000 gal propane tank (buried) - runs generator, outdoor kitchen, fireplaces and pool heater
Outdoor Kitchen (propane) under cover w/ grill, dual ovens, 6-burner top and griddle
Half in-ground privatized pool w/350k btu heater (propane) and 745sf composite deck
Hot tub inside glass gazebo w/fire table
31 x 31 attached cedar Pavillion with hoist, 72" fan and party lighting
2 custom stacked stone gas fireplaces (LR and kitchen)
Custom built stacked stone bar
Custom built office/computer station off LR
Covered area on pool deck with zip screens and fire table
Oversized rec room/mancave w/exercise area, (30x45 w/13' peak) heated/AC also with wood burning stove
12 x 16 aluminum frame screen room w/fire table and outdoor seating group
2 wells with newly replaced high pressure on-demand pumps (tankless) and ceramic heaters (for winter)
Security alarm system w/18 cameras and 2 dvrs
Electronic keypad/remote operated entry gate w/alarm sensors
High-end Cuddeback trail camera system, 1 home unit w/12 cameras
3 fully enclosed and heated 'wildlife observation stations'
Metal storage shed 18x30 covered w/18x15 enclosed further up on property
All garage doors have keypad/remote entry and sliding screen panels
Walk-in pantry w/standup and chest deep freeze
Remote operated blinds in LR
Custom wall outdoor fire pit with plenty of firewood
Sale will include the adjoining 1-1/3 acre lot located at 1700 Stafford Store Rd
Overall acreage is 53, w/ 6 groomed, 18 currently farmed (income generated) and 29 wooded
Property attracts and holds deer, turkey, squirrels, hummingbirds, etc.