

Features of this Home

824 8 Street, Ross Haven

CONSTRUCTION

- 200 Amp Electrical Service Underground
- 2 x 6 Frame Construction
- Spray Foam Insulation throughout: Upper/Lower levels and Garage
- Vault Ceiling Upper level
- 10 ft Ceilings throughout
- Lower level Heated Floors with Travertine Natural Stone Tile (Imported from Turkey)
- Steel Beam Support on Lower level
- Engineered Tall Walls
- Triple Glaze Durabuilt Windows
- Custom Built Staircase 1" plywood
- Two High Efficient Carrier Furnaces, HRV System
- Rough-in for Air Conditioning - Fan Coils
- Roof Shingle 35 year Fiberglass Shingles
- Exterior Cultured Stone Deck Posts
- 220v electrical rough in for wheel chair lift at staircase if someone ever needed to add
- Covered upper level patio designed for lake views and entertaining
 - Gas BBQ hookups

**Construction on this home has a 5 foot foundation frost wall - concrete with compacted crush rock chip/sand. NO CRAWL SPACE. NO SUMP PUMP REQUIRED. NO WATER ISSUES!

SERVICES

- Water Well: Plentiful Supply and Good Quality
- Pressure Tank
- Septic Holding Tank 2000 Gallons
- 200 Amp Electrical Service Underground

GARAGE - PARKING

- Garage Size: Tandem with Rear Overhead Door 40 x 26
- Heated Garage: Overhead Reznor Heater
- Garage has Sump pit
- Garage Cabinets included
- 2 entrances to wrap around asphalt paved driveway
 - AMPLE GUEST PARKING



Features of this Home

824 8 Street, Ross Haven

INTERIOR FINISHING & UPGRADES

- Paint grade baseboard/casing/interior doors:
 - 8" Baseboards, 4" Trim
- ¾" Solid Oak Hardwood
- Travertine Natural Stone Floor Tiles (imported from Turkey)
 - Locations: Kitchen, Bathrooms, and Laundry Room
- Travertine IVORY Feature Walls - Top of staircase, Dining room, Primary Bedroom
- Gourmet Kitchen
 - Custom Cabinets Thermofoil Antique White: Lots of Rollouts
 - Granite Countertops throughout
 - 9 ft Centre Island which was brought in with a crane!
 - Electrolux High End Appliances in Kitchen: Gas Stovetop, Double Oven
 - Huge Walk-in Pantry
- Gas Fireplace: 42" with Fans and Stone Cast Mantel Surround
- LED Pot Lights/Fixtures
- Sound System with Speakers
- Built-in Bookshelves
- Upper level Laundry Room with Cabinets, Sink, and Front-load Washer & Dryer on Pedestals
- Built-in Vacuum System with 2 Sets Hoses/Attachments
- Custom Blinds throughout
- Oak Railing with Metal Spindles
- Natural Stone Feature Walls
- Deck off Upper level
- 4 Bedrooms on Upper level including Large Flex Room
- Master Bedroom with Walk-in Closets
- Master Ensuite with Custom Tiled Shower, Glass Shower Door, and Double Sinks
- Upper level Bathroom with Double Sinks and Jetted Tub

MAIN LEVEL In-Law Suite

- One Large Bedroom
- Kitchenette with Fridge, Stove, and Dishwasher
- Cabinets, Island, and Granite Countertops
- 4 bar stools included
- Bathroom with Double Sinks, Custom Tiled Shower/Glass Door
- Wood Burning High Quality Opel Fireplace
- Large Entrance with Closets
- Stacking Washer-Dryer Combo
- Pool Table with Accessories
- Lock-off Doors to Upper level

