

...FEATURES LIST...

600 Battle Mountain Road, Amissville, VA 20106

Construction and House Features

1. 3,067 square feet.
2. One floor; monolithic slab.
3. 2" x 6" exterior framing.
4. Extra deep soffits surrounding house.
5. Fully TYVEK wrapped.
6. Double pane, single hung windows with bottom window tilt-in for cleaning.
7. 330' deep well.
8. 1,000 gallon in-ground propane tank (Quarles).
9. 400 amp power system.
10. Subpaneled for generator/gas hookup to in-ground propane tank.
11. Generator outlet outside – easy hook-up for mobile generator.
12. Two (2) heating/cooling zones. Main house area is gas furnace. Master bedroom is heat pump.
13. Two (2) hot water tanks; one for main area, a separate one for Master bathroom.
14. Hot water to exterior (back patio – provides an option for an outdoor kitchen).
15. Backyard is pool-ready: no underground utilities.
16. Stone features are repeated in 3 places. Front entry: 1) Portico pillars and 2) door surround façade, Family room: 3) floor to ceiling fireplace.
17. Three (3) water spigots off the house. Two free-standing spigots running off the well located near the outbuilding and the fenced in area (used as a garden).
18. Six (6) outside electrical outlets (great for holiday lighting). Two (2) on the back patio; one (1) to the right of the door leading outside from the Master bathroom; one (1) outside back garage door at the informal patio; one (1) in front of the garage; and one (1) to the right of the front door.

19. Ceiling fans in all bedrooms, Family room, Den. Two (2) outside on back patio.
20. Multiple rooms and back patio are wired for cable TV. (Currently Direct TV)
21. Heated bathroom floors.
22. Two (2) gas fireplaces with Heatilator blowers: one in family room and one in Master bedroom.
23. Ceiling heights:
 - a. Bedrooms 9'
 - b. Main areas 10.5'
 - c. Back patio 10'
 - d. Front portico 14'
24. Alarm system throughout with carbon monoxide detectors.
25. Electric hard-wired smoke detectors with back-up battery power.
26. RainSoft Water Filtration System – tanks located in garage.
27. Built-ins in Dining Room:
 - a. 105+ bottle wine closet with glass-front doors, and lighting (not refrigerated).
 - b. Double cabinet with shelves.
 - c. Corner cabinet; lighted top section with glass-front doors, closed bottom cabinet with shelves.
28. Flooring:
 - a. Bruce engineered hardwood flooring throughout main area, including kitchen. <http://www.bruce.com/engineered-hardwood-flooring-benefits.html>. **NOT Pergo** – this is hardwood that, according to the installers, Early's Carpet and Floors in Amissville, may be refinished up to 3 times. It *is* a floating floor.
 - b. Wall-to-wall carpet in Den, Living room, Bedrooms.
 - c. Colorado Blue slate in Foyer and main bathroom (absorbs water!!).
 - d. Ceramic Tile in laundry room, Master bathroom.
29. Kitchen:
 - a. Appliances, all stainless steel:
 - i. 36" 6-burner Dacor gas cooktop. Accessories include griddle and grill tops.
<http://www.dacor.com/Products/Rangetop/Discovery-48-36-Gas-Rangetops>
 - ii. Kenmore Elite Double electric oven with Convection, Refrigerator/Freezer, Dishwasher, recirculating exhaust, disposal.

- iii. Large, extra-deep sink (hides view of any dirty dishes). Faucets on the wall.
- iv. Bar sink in the island (great for cleaning veggies coming in from the garden!).
- b. Extra-large island with overhang for seating measuring 12' x 4'. Accommodates 4-5 stools/chairs. Open shelving on the inside, one (1) cabinet, drawers.
- c. Electric outlet inside the top cabinet over the ovens that can be used for microwave.)
- d. Semi-Custom Decora solid wood cabinets.
- e. Custom-built drop-front desk with open shelving.
- f. Custom-built window seats with storage.
- g. Extra wall outlets throughout the kitchen, including:
 - I. Two (2) electrical outlets inside the open shelving (previously used for a wine fridge and microwave).
 - II. Two electrical outlets on the island - one on each side.
- h. Pantry.

Outdoor Spaces

1. Three (3) Patio areas
 - a. Back Patio, runs along living areas. Remote controlled "Executive Screens", two (2) ceiling fans, recessed lighting, and hookups for cable, phone and power. (Currently use EXEDE for Wi-Fi/Internet). Patio door from Family room and one from Master bedroom.
 - b. Informal patio off the back of the garage. Great for grilling and chilling! Partially covered.
 - c. Front Portico serves as a third patio. Great to sit and watch the sunset through the trees and over the mountains. Better yet for star-gazing. Very high 14' ceiling.
2. Deck located off Master bathroom has outlet for hot tub. Door off bathroom leads to the deck.

Outbuilding

1. Deck on front of building.
2. 22' x 52' total footprint.
3. Lights in every room.
4. Four (4) rooms, two (2) with garage doors, two (2) standard doors, three (3) internal doors. Rooms currently set up as:

- a. Storage – with built in storage shelving (garage door room)
- b. Art/Craft Studio – Windows run along the full length and sides. L-shaped counter top runs down two (2) sides. Fully lit with repositionable lighting to focus on countertops. Extra outlets. Door to outside on front. Outside deck.
- c. Shop – counter runs down one (1) long side. Floor painted for easier clean up. Extra outlets. Door to outside – garden side.
- d. Gardening/Yard storage (garage door room) – holds mower, tools, etc. located across from fenced in garden.

Fenced In Garden/Land

- 1. 30' x 60' total footprint.
- 2. 8' fence to keep deer out
- 3. Gates at either end.
- 4. Apple tree, Cherry tree, Niagara Grape vines, Herbs. Raised beds.
- 5. Small fruit orchard on property. Also, "Antique" Black Walnut Trees, Persimmon tree.
- 6. Land: cleared front 5 acres, allowing for great views, Back 20 acres fully wooded with underground springs feeding a creek (and neighbor's pond), filled with hardwoods, mostly Tulip Poplars and Oak. (Tax incentive on the 20 acres).