

# Home Features

2728 S 550 E, Hamilton, IN 46742

## HOUSE

- Certainteed Grand Manor lifetime warranty shingles (all structures)
- Wet blown wall insulation
- Andersen Low-E vinyl windows throughout
- ADT security system with (2) keypads
- Lorex 8-camera 1080P NVR video surveillance system
- (2) Waterfurnace Synergy3 heat/cool/hot water units with Radiantec under floor heating on all levels
- GE Geospring Hybrid Electric water heater
- Solid hardwood and natural stone flooring surfaces in most of home
- 6 bedroom, 5 full bath
- Large wrap-around front porch
- Tando vinyl hand-split shake on entire exterior
- Large main-floor natural wood fireplace, also plumbed for gas
- Master bedroom direct-vent fireplace
- Master bedroom suite with (2) walk-in closets, garden tub, and large walk-in shower
- Entire house pre-wired with cat5e, speaker wire for each room, and RG59 cable
- Living room home theater system included
- Granite counters in kitchen and adjoining living room
- All kitchen appliances included (dual fuel range/oven and a half, electric wall oven, electric warming drawer, built in microwave, (2) refrigerator/freezers, dish washer)
- Accessible bathroom on main floor with walk-in shower

## BARN

- 32' X 64' main barn with 12' X 24' enclosed extension and 12' X 48' covered extension
- 15' X 64' 2<sup>nd</sup> story with side storage area
- 200-amp electric service
- ADT security system
- 5" concrete floor with full footer and frost wall per building code for potential residential use
- 16' X 12' high front overhead door, 12' X 12' high rear overhead door, and 9' X 8' enclosed extension door
- Hardi-plank cement board siding on exterior, all PVC and aluminum trim for low maintenance

## POOL AREA

- 39' X 16' Viking fiberglass (1-piece tub) swimming pool with PCS motorized full cover and Hayward chlorine generating system.
- Over 2000 square stained concrete pad
- Poolhouse with half-bath and inside storage for pool mechanicals and pool items

- L shaped bar with custom concrete countertop
- Large covered outdoor cooking area with custom concrete countertop, built-in professional electric smoker, professional lifetime warranty gas grill, and ceramic Komodo style cooker. Stainless steel sink with hot/cold water, 3 large under-counter storage areas with stainless steel doors

#### OTHER OUTDOORS

- Large garden with multiple berry trellis's
- 5.1 acre stocked pond, long sandy beach, 5-section aluminum pier
- Large natural stone firepit with natural stone seating, surrounding paver block patio, all vinyl pergola with flagstone surround
- 120' communication tower (commercial grade) currently in final year of 5-year local internet provider contract (can be renewed)
- Enclosed and elevated children's fort just inside edge of woods
- Commercial children's playset
- Several vast perennial gardens
- Natural stone water garden with waterfall and small fountain, pumps, and pressurized canister filtration system