

You will need to go inside to enjoy all the amenities of this custom home built by and for the custom home builder owner of Authentic Builders and Millwork.

4,000 sq foot ranch (2,212 up stairs and 1,794 down stairs finished). The basement has a full walk-out to a patio. The 5 bedrooms are large and 3 full bathrooms which include built in vanity closets in 2 and the other vanity closet is right outside the door. Hallways are large at 3'10 upstairs and 3'6 down stairs. All closets have lights and custom closet systems.

Room sizes: Master bed 14'9 x 14 with tray ceiling and a door out to the deck with 7' x 7' walk in closet along with master bath; Bedroom #1 upstairs is L shaped 9'8 x 12 and 5'6 x 7'4 with 7' closet; family room upstairs 17'8 x 26; extra bedroom down stairs 11'6 x 11'6 with 8' closet; bedroom 1# downstairs 11'6 x 14'4 with 10' closet; bedroom #2 12' x 14'4 with 10' closet. Family room down stairs is 14'9 x 14 and play area 11'6 x 27'8 is one big open space which also has custom cherry cabinets.

The office (11'10x10'6) could also be a bedroom as it has a closet. The kitchen has my custom Amish Collection cabinets done in cherry which sits on 5 inch wide boards of calico hickory floors. I have 5 inch custom hickory base (on wall bottom) and 3 inch casing (windows and doors) around the Anderson windows and 3 panel birch doors. Going down the stairs there are 4 lights attached to light sensor outside so they go on at dusk and off when the sun comes up. There is plumbing in the family area in the basement for a sink that already has a mini frig and more cherry cabinets. The basement also has in-floor heat so no coolness there.

If that doesn't get your attention then maybe the 5 car, 1,512 sq foot "garagemahall" will. It also has heated floors with floor drains so when you park your car with snow, it is gone by morning :-).

Other notables:

- Kitchen has under and over cabinet lighting
- Beautiful view of wet lands from deck
- Spray polyurethane in walls
- 14' ceiling in the garage (we have the trampoline in there during the winter)
- Stairs to basement from garage
- 14 x 18'6 deck with stainless steel cable for railings
- Stainless steel cable for railings in house
- Over 85 can lights in and out of house
- Wiring for surround sound up and down stairs along with the deck
- Gas line run in family room down stairs to add fire place if wanted
- Crown boiler with 3 zones for basement floor, garage floor and hot water
- 51 gallon indirect hot water heater heated by boiler system
- Plumbing for main floor laundry in separate walk in closet
- 4 hickory cubbies for coats, gloves, etc.

We will have it for sale for by owner till April 14th, then will use a realtor. It is assessed at \$474,000 which doesn't take into account many of the "bells and whistles". We have it listed at \$479,000. Please call 608-513-1528 with questions.