

# ***Distinctive attributes of 116 Eagleview in Pryor***

- *Foam insulation*
- *Vinyl Windows*
- *Whole Home Generator—Generac 22KW*
- *Quadrafire Pellet Stove Insert—Mount Vernon E2*
- *High Efficiency HVAC—Natural Gas Heat*
- *Hardwood Floors on main floor*
- *Eastern White Pine Ceilings and Beams in entry, study, Living and kitchen*
- *Full masonry exterior*
- *Custom Steel Banister and stairs on rear deck*
- *Concrete Decks*
- *Tankless Hot Water—Natural Gas*
- *Custom cabinets throughout the home with soft close hinges and drawers slides on every cabinet*
- *Wired for cable, phone, cameras and internet*
- *All granite countertops in kitchen, all baths, pantry and laundry room*
- *All can lights throughout the house are LED and there is a ton of them; LED's in garages too*
- *Hot Tub is a Hot Springs Envoy (2018)*
- *Sprinkler System covers yard and flower beds*
- *Pool table*
- *Custom Window Coverings*
- *Ice-O-Matic undercounter ice maker—makes awesome nugget ice (also known as sonic-style ice)*
- *700 sq ft Bonus Room upstairs—partially finished. Room is already sheetrocked, mud and taped, textured and primed. Copper lines are installed for a mini split (HVAC). Room only needs flooring, trim, paint and HVAC unit.*
- *Lower garage is set up for a small work shop—220 wiring, T-111 Walls (1 wall sheetrock) epoxy floor covering and plenty of LED lights*
- *Stunning lake views from 3 sides of our house*
- *300 sq ft Safe Room with Fort Knox Vault Door, full concrete construction*
- *Large screened in porch with stunning lake views*
- *Kitchen appliances 36" KitchenAid Gas Commercial style cooktop, 30" KitchenAid Professional convection wall oven with microwave and KitchenAid Dishwasher with third level rack; very quiet*