



## **Additional Property Details**

### **3460 Jennings Road**

- The Generac whole-home generator will power the entire house during a power outage.
- The 3rd bedroom can be used as an Airbnb or separate living quarters with separate entry from garage.
- House contains 3 hot water heaters with tanks installed in series, therefore it is almost impossible to run out of hot water!
- The event venue has tankless hot water heaters.
- There are 3 RV/Bus parking spots with power, water & septic in the commercial parking area. Remaining spots are behind the venue and beside the workshop.
- The workshop has an unleaded gas pump (Fuel not included).
- The property has a stream that includes a private rock beach that is perfect for pictures. The lake spillway empties into the stream. The stream was routed UNDER the lake. The owner didn't want any contaminants from cattle upstream getting into the lake, so he designed a system to bypass the lake. If the lake water levels fall too low, the system will divert the stream into the lake.
- The lake spillway was engineered using a 100-year flood/watershed formula to ensure the safety of the property. The spillway was built at twice the recommended flow.
- The lake has two automatic fish feeders and is stocked with large fish. There is a small boat ramp for launching small boats or jet skis. The lake is 15ft deep at its deepest point in the center.
- There are commercial park benches and trash receptacles throughout the property including around the lake.

- All concrete for driveways and sidewalks were poured at least 4-6 inches thick to support heavier weight loads.
- RV parking also has reinforced concrete to support heavier weight.
- There is a separate service entrance for deliveries, maintenance, vendors & large trucks.
- The front of the property has its own power and water meters.
- The owner is a lumber broker. He knows where every piece of wood was imported from. For Example, the wood on the front of the venue was imported from the African Congo.
- The commercial parking lot has ample parking for events.
- Heated swimming pool for year-round swimming.
- The sound system in the venue space is wired to play throughout the entire venue and pool area.
- Venue has a commercial kitchen with KitchenAid commercial appliances including an ice maker. There is a large island with lots of seating. The separate men's and women's bathrooms were built to commercial standards with multiple stalls and automated plumbing fixtures.
- There are two offices/suites with attached bathrooms on either side of the stage.
- The stage is fully equipped with sound & lighting including spotlights. There are two 14ft fans from Big Ass Fans installed. There is ample room to dance in front of the stage & pull through area with double doors at the back of the stage making it easy for bands to load/unload equipment.
- Event space has 4 HVAC units that heat and cool 4 separate zones for efficiency. There is a large remote-controlled gas fireplace and TV in the lounge area.
- The venue has a huge front porch with another porch on the back overlooking the pool area. There are multiple ceiling fans on both the front and pool area porches. Both porches feature professionally stamped concrete patterns to replicate real wood.
- There is LED lighting throughout the property for energy savings.

- The main house and venue are both humidity controlled to ensure comfort and maintain interior wood. The encapsulated crawlspace under the house has a de-humidification system to ensure proper moisture levels.
- The playground is commercial grade featuring a custom-built sun cover hoisted by steel masts. It is equipped with LED lighting for night-time fun. There is custom rubber flooring installed for safety and comfort. Also included are a commercial metal picnic table and park bench.
- There is a large outdoor fireplace equipped with wood burning and gas fed capabilities.
- The home features Brizo plumbing fixtures & accessories in each bathroom.
- Heated floors in the Primary Bathroom.
- There is a small orchard featuring blueberries, apples & pears. There are multiple persimmon trees throughout the property.
- The workshop is finished with tongue and groove white pine interior and double insulated to stay comfortable all year round.
- The pool umbrellas were imported from Australia. They are buried 3ft in the ground and the mast is a 4-inch steel pipe. They are designed to withstand up to 90 mph winds and can be left up all year.
- There are 3 laundry areas on the property. The main laundry room is off the primary bedroom. The second small laundry area is in the 3rd bedroom/bonus room. The last laundry area is in the pool house and can be used for pool towels or event cleanup in the venue.
- The fence surrounding the property is made up of 8"x8" posts with a 3"x8" rail. Installed with custom powder-coated brackets for strength and beauty. All lumber was specially pressure treated for long term life. Every post is secured 3ft in the ground with concrete. The fence is stained to match the buildings on the property.