

### **Phillip Beck – Fact Sheet**

1. **Real Estate: 14.83 acres** with 6/10<sup>th</sup> acre pond with a **windmill aerator**.
2. **Home Built in 1989** has approximately 2800 square feet (**plus 1900 square feet in basement**) of living space with 4 bedrooms, 3 full baths, and a 2 ½ car garage. The finished walkout basement is 29'x29'; the unfinished basement is 33'x32.
3. **House floor design by PJ Beck.**
4. House engineered by **Town & Country Cedar Homes**, Petoskey, Michigan. (**Exterior** of home is northern white cedar log siding. The **Interior** of home is knotty pine).
5. **The exterior walls** of the inside are 1 ½ thick tongue and groove.
6. **The interior walls** of the home are ¾" thick knotty pine.
7. **All the window trims** - are northern white cedar. All windows are **Marvin Infinity** windows (lifetime warranty) (except patio room, garage and basement level are **Marvin windows**). All windows on the main floor and second level were **replaced in 2016 and 2020**. All new windows are low E (**high efficiency windows**).
8. **3 Season Patio room** doors were replaced in 2007 (**Marvin doors**).
9. **Asphalt Shingle Roof** replaced in **October 2014**.
10. **Septic System** by PJ Beck
11. **Insulation R factor roof R-38 and R factor walls = R-19**
12. **Finished Walkout Basement R factor = R -19**
13. **Madison Cabinets**, Hoagland, Indiana.
14. **Quartz Countertops** in kitchen and utility room/hallway.
15. **EgeSeraamik Glazed Porcelain tile** in dining room, kitchen, utility room/hallway and guest bathroom.
16. **Three season patio room** with ceramic tile flooring
17. **Carpet** in all bedrooms, living room, hallways, stairs and landing.
18. **Hidden walk-in space** on second level for **storage**.
19. **The Main Bedroom** has a large walk-in closet.
20. The Outside deck is **Teak Wood**.
21. **LP Gas Forced air heat and Central air system**.
22. The wood burning fireplace by **Century Fireplace** is a furnace which **ties into the central heating system to heat the entire home**.
23. **WIFI thermostat**.
24. **Storage Attic** over garage (accessible with ladder in garage).
25. Garage entrance **keypad**..... Garage door opener – **new 2023**.
26. 1,000-gallon **propane tank (seller owns)**. United Oil Company, Columbia City (260-244-6000).
27. **5 Inch Well** – new in **August 2004** (located on east side of the house). **Well supplies water to both residences**.
28. **Star Water Systems Water Softener**, Kendallville, Indiana (**seller owns**).
29. **Exterior lights/flood lights** on all sides of home.
30. **200-amp electrical box** (located on south wall of basement).
31. **4-inch conduit** between the house and electric meter. 4-inch conduit between the well and electric the house for the electric line.

- 32. Power to barn runs on the north side of the Asphalt driveway.
- 33. **Shooting Range** on west side of property next to Clear Creek.
- 34. Internet Provider: Frontier Communications (844-223-0798)
- 35. Duke Energy: 800-521-2232
- 36. Trash Service: H&H Disposal (260-375-2777)
- 37. POND: Depth 10ft.... **FISH**. Bass... Blue Gill... 3 Grass Carp