

Improvements to 1282 Tanglewood Blvd.

- 1) Relocated main driveway to enhance the drive up experience
- 2) Created 7 acre pond
 - a) Used experienced Pro-Bass fishing expert to design underwater topography for prime bass and crappie development
 - b) Added feeders
 - c) Use Pond King pond professionals for annual survey and food supplies and vegetation control
 - d) Added positive pressure pond aerators
 - e) Added 24' by 20' floating fishing/boat dock with covered patio area.
 - f) Added 4 floating solar powered automatic fish food dispensers
 - g) Stocked with:
 - i) F1 Hybrid Black Bass
 - ii) Hybrid Tiger Perch
 - iii) Copper nose Perch
 - iv) Black Crappie
 - v) Tilapia
 - vi) Shad
- 3) Added Italian marble fountain and created the Tuscan look landscape to include palm trees and single trunk crepe myrtles. Lighted conversation area overlooking land and pond.
- 4) Built 15000 ft² barn with 9,750 ft² enclosed space
 - A) 8000 ft² heated high bay area with three pull through bays each with 14' x 14' insulated doors with windows and one bay with one 20' W x 40' L 3 ton overhead crane with 14' hook clearance. Washer and dryer with wash sink on one wall and double deep double sink on opposite wall. 50 amp RV power and dump station inside of barn with 2 x 30 amp auxiliary power outlets for boat, welder or other needs.
 - B) 1,750 ft² Heated and cooled work shop space with ¾" plywood walls to aid in running heavy piping or hanging tools. Separated into two shops for him and her. Complete with bathroom and shower.

- C) Storage loft with high strength steel stairs for storage above shop area
- D) 150' x 35'd with 14' clear height of lighted carport space for tractors and farm equipment.
- E) Lighted decorative stone walk between home and barn with lighted fire pit and covered stone wood storage.
- 5) Added whole home automation by Control 4 including barn. Updated home to include turning on/off lights, fans, A/V equipment inside and outside (lights, Outdoor Speakers and pool pumps). C4 operates locally or from any remote location via iPhone/Android device.
- 6) Added State of the Art 12 person Media Room with game table and kitchenette. 85" Panasonic Plasma TV with Revel Speakers and two 1500 watt Akia Sub Woofers. Utilizes a FUSION media server capable of storing thousands of BluRays. Fusion System has 6 remote players to offer simultaneous play by up to 6 other rooms. Everything was recently updated to 4K capability except TV and Fusion. System has 4K BluRay Player included. Room was chosen by Stellar A/V to be their feature showcase in Lux Magazine.
- 7) Added Billiards room with art screen that reveals TV with in wall 7.1 surround sound system.
- 8) Replaced all live plants in pool area with silk to eliminate maintenance requirements.
- 9) Added Sauna in exercise room.
- 10) Replaced 6 x 60 gallon water tanks with 3 Takagi Tankless water heaters
- 11) as well as powering the water well and safe room equipment.
- 12) Updated and replaced 1.5 gpm Reverse Osmosis Water System with one capable of 4.5 gpm and added a Calcite sublimation stage to Ph correct water and enhance flavor coming from RO system.
- 13) New roof: Tilcor metal decorative stone coated Antica PISA material consistent with the Tuscan style of the home. It has updated insulating reflective material to create a separate air space to reduce heat transmitted within the home. It carries an industry leading guarantee to include hail up to 2 ½ inch diameter and winds up to 120 mph.
- 14) New Lightning Rod Faraday Cage grounding system being installed in conjunction with new roof to protect all structures and A/C systems along with other outdoor equipment.
- 15) Property has 6 High Fence breeding pens for exotic goats and/or other game animals. Three include natural stone hills

to help animals to feel like they are in natural terrain. Pens range from ½ acre to 3+ acres.

- 16) Added Safe Room to master bedroom suite. Room has 1' thick double steel and fiberglass reinforced high strength concrete walls and ceilings built with tornado safe powder coated steel doors. Room was furred using fireproof treated wood products, steel HVAC ducts for air in and out with humidity control and fresh air ducts located 60' from main structure camouflaged in wooded area. Building was insulated inside and out with EIFS stucco as added protection. Safe room is separated from main home structure with a fire wall and has a 35KW emergency Cummins/ONAN LP powered generator to protect occupants as well as powering the water well and safe room equipment.