

## Sundance Estate Features Summary

### Property Facts:

- 105 acres less than five minutes from Coolin and Priest Lake
- Approximately 60 acres of meadow containing an eight-acre lake
- Forest surrounding the meadow
- Nearly all of the property borders Idaho state forest land
- Raised bed garden and fenced berry patch

### House Facts:

- 3,630 sq. feet of finished living space
- Windows are high efficiency double pane argon filled, all have clerestory windows for maximum light
- All ceilings are 9.5 feet high
- Three car garage with access to house via glassed in passageway
- Kitchen cabinets are top of the line light maple with dark masonry counter tops
- Kitchen appliances are stainless and include; refrigerator, large free standing range with 2 ovens and built in microwave oven. Sink is deep stainless
- Low water, energy efficient washer and high efficiency dryer
- Two floor to ceiling stone fireplaces in great room and in the movie theater (gas in great room and wood in the movie theater)
- Lighting is recessed in kitchen, great room, dining room and movie theater
- Currently used as a three bedroom dwelling with two art/craft/work areas
- Two full bathrooms, one half bath and plumbing roughed into walls for a third full bath as desired. All bathrooms are tiled.
- Currently set up with an exercise room
- Currently set up with a full home office

- Currently set up with a large sewing/art/craft or painting room with north light
- Satellite television and sound wired into all rooms
- Home theater wired for surround sound
- 800 sq. ft. deck on back side of house with Trex decking (no slivers)
- Covered patios on lower level (adjacent to guest bedroom and craft room)
- Wood or metal workshop with house access via passageway (740 sq. ft.)
- Radiant heat in floor with thermostats to control individual rooms
- High efficiency wood fired boiler with automatic propane back-up
- Automatic propane back-up electrical generator – 26KVA (1,000 gal tank)
- Energy efficiency - R30 walls and R60 ceilings plus insulated window blinds
- Floors are either ceramic tile or laminate flooring
- Whole house exhaust fan
- 400 amp electric service to handle virtually any household application
- Certified safe well for water with conditioner for perfect taste
- Metal storage building (30 ft. x 40 ft.) with concrete floor and 2 large doors
- Green house - 30 ft. x 12 ft. (south side of garage, all tempered glass)
- Two large raised bed garden plots (40 ft. x 20 ft. each with room for more)
- Open sided covered storage for boats, mowers etc. (40 ft. x 16 ft.)
- Terraced flower gardens
- Fenced in yard (decorative, stained wood)
- Large, level parking and turn around area close to house
- Circular drive with sidewalks and paved area in front of garage
- Lots of storage including a large freezer and refrigerator on lower level
- Kitchenette that supports home theatre