

Premium Amenities for the Roland Kunkel House

1. Garages
 - a. Room to park seven full sized sedans
 - b. Garage on North side of house (dimensions ???)
 - i. Fully enclosed attached two car garage with adjacent workshop
 1. Features garage door opener
 - ii. Thermostatically controlled roof vent fan
 - c. Garages on West side of house
 - i. Fully enclosed RV garage (dimensions ???)
 1. Extra-wide RV garage door
 2. Features garage door opener
 3. Two thermostatically controlled roof vent fan
 - ii. Fully enclosed deep car garage (dimensions ???)
 1. Features garage door opener
 - iii. Fully enclosed golf cart garage (dimensions ???)
 1. Features garage door opener
 - iv. Fully enclosed storage area adjacent to golf cart garage (dimensions ???)
2. Workshop (dimensions ???)
 - a. Features built-in work bench
 - b. Features peg-board for toll storage
 - c. Features ceiling fan
 - d. Electrical panel located in in the workshop for easy future addition of 220 VAC port
3. Deep Well for yard irrigation
 - a. Tied to yard irrigation system
 - b. Yard irrigation system fully automatic
 - c. The well is within MSON covenants tenets (i.e. the home is outside of city limits for Polk City)
 - d. Replaceable water filter fitted to the well pump apparatus
 - e. The water pump turns on automatically when the water source is accessed (i.e. no need to “start” the water pump)
 - f. Tested as drinkable water source
4. 20 KW propane generator
 - a. Whole house electrical power source
 - b. Automatically starts and transfers online to house in the event of a power outage
 - c. Configured for remote monitoring
 - i. Currently under service contract for remote monitoring
 - d. Automatically starts once a week as a test
 - i. Test results sent via email to the homeowner and the remote monitoring service company
 - e. Connected to two propane tanks; each tank holds 200 gallons of LP
5. Air compressor on the two-car garage workshop
 - a. Connected to a compressor hose reel in the two-car garage
 - b. Connected via underground pipes to a compressed air station in the RV garage on the other side of the house
6. RV garage features power port
 - a. The RV garage features a power port that allows an RV to connect to the house to power the house in the event of a utility power outage
 - b. This allows an RV to act as a whole house generator
 - c. Used many times
 - d. This is a backup to the main house whole house generator

7. Fully enclosed RV garage with the following amenities
 - a. RV exhaust hookup
 - b. RV waste port
 - c. RV 220 VAC charge port
 - d. RV water hookup (city water)
 - e. RV wash water hookup (deep well water)
 - f. Two Thermostatically controlled roof vent fans
8. On demand gas (propane) water heater
 - a. Located in a closet on the 2nd floor
9. Propane gas system
 - a. Single 300-gallon buried LP tank
 - b. Supports kitchen cooktop
 - c. Supports outdoor grill with hardline gas connection
 - d. Supports on-demand water heater
 - e. Gas is plumbed to the dryer location in the washer/dryer utility room
 - i. 220 VAC is also available to the dryer
10. Sunroom
 - a. Planned as a screened in room but built with original construction as a glass enclosed (fully enclosed) sun room
 - b. Connects to the Living room with double-doors
 - c. Features weather-proof internal doors
11. Whole house vacuum system
 - a. Ports available in most rooms
 - b. Located in two-car garage
12. Tile floors
 - a. Kitchen
 - b. Living room
 - c. Dining room
 - d. Master bedroom
 - e. Master bedroom bath
 - f. Sunroom
 - g. Utility room for washer dryer
 - h. 1st floor bathroom
 - i. The only room on the first floor without tile is the second bedroom
 - i. This bedroom features wall-to-wall carpeting
13. Home Alarm System (ADT)
 - a. Door sensors
 - i. Features verbal announcements with door openings
 - ii. Muting optional in the controller
 - b. Cameras
 - i. One fixed camera monitors the North driveway
 - ii. One fixed camera monitors the West driveway
 - iii. One unfixed (moveable) camera is available to monitor anything
 - iv. One flat-panel monitor (Wi-Fi connected) is available to access all three cameras
 - c. Infrared motion sensors
14. Water softener
 - a. Located in the two-car garage
15. Sun ports
 - a. A total of 5 are located across the house in key locations with access to the roof.

- b. Provides most of the needed daytime light in those areas

16. Trash compactor

- a. Located in the kitchen

17. Spacious walk-in closet in Master bedroom

- a. Dimensions: 6' by 13' (9.5' ceiling)
- b. Lots of built in storage
- c. Features one large climate controlled safe
 - i. Heated to manage humidity

18. 25' Flagpole

- a. Commercial grade flagpole adjacent to two-car garage
- b. Will support multiple flags
- c. Features night time illumination
- d. Features light sensor for automatic night time illumination