

Lazy H Home Descriptions

Main Home (Building #1)

4 Bedroom

2 Bathroom

3,250 sq' Gross building area

Constructed in 2013

Features: Mudroom, open floorplan, 2 bedrooms currently utilized as offices, large master suite with walk in closet, large master bathroom including large jacuzzi tub, walk in shower and walk in steam room. Above average finishes throughout including ceramic tile flooring, vaulted ceilings, granite countertops.

Guesthouse (Building #2)

2 Bedroom

2 Bathrooms

Game Room

12 Seat Movie Theatre

8 Car Garage

RV Garage

10,361 sq'

Large Kitchen

Features: Building # 2, known by the owner as the Guesthouse, is located just to the north of Building # 1 and contains approximately 10,361 square feet. It was built in 2013. It is of two-story, concrete board construction with a composite shingle roof. The first floor of Building # 1 involves two workshop areas and a large garage area, with a separate RV storage area. The workshop and garage areas have an open floorplan, with restrooms. The finish is above average, with stained concrete and vinyl tile flooring, drywall walls, and drywall ceilings. There is extensive custom cabinetry in both workshops. The first floor is entirely heated and cooled. Access to the RV area is by a 14-foot-high roll-up door. The

second floor of Building # 2 involves a large living area with billiards room. A large open kitchen, two bedrooms, two bathrooms, and a large 12-seat movie theatre. The living area, theater room, and bedrooms have carpeted flooring. The kitchen has hardwood flooring. Walls and ceilings are drywall throughout. The kitchen is very high quality with extensive custom cabinetry, a large bar top and island with granite countertops and a built-in cutting board, and stainless appliances. The theater room has step down theater type seating and a large bar top with granite countertops.

Managers House (Building #3)

2 Bedroom

2 Bathroom

1,210 Sq'

Features: Building # 3 is located just east of Building # 1 and is known as the Manager's House. It contains approximately 1,210 square feet of gross building area. It was built in approximately 2013. Its interior layout involves a kitchen, living area, guest bathroom, and large master suite with fireplace, walk-in closet, and bathroom. It is reported to have a similar finish as Building # 1 and # 2, with ceramic tile flooring, granite countertops, etc.

North Guest House (Building #4)

3 Bedroom

2 Bathroom

1,385 Sq'

Features: Building # 4, known by the owner as Michael's House, is located to the east of Building # 2 and contains approximately 1,385 square feet. It was built in 2014. It has a kitchen, living area, three bedrooms, and two bathrooms. It has a similar finish as Building # 1.

East Guest House (Building #5)

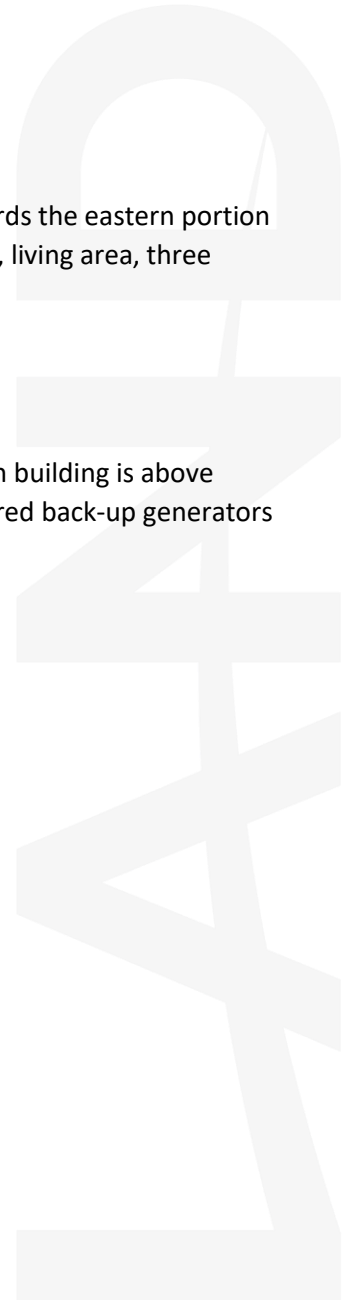
3 Bedroom

2 Bathroom

1,460 sq'

Features: Building # 5, known by the owner as Stacy's House, is located east of Building #2 towards the eastern portion of the property. It contains approximately 1,460 square feet. It was built in 2015. It has a kitchen, living area, three bedrooms, and two bathrooms. It has a similar finish as Building # 1

**Buildings # 1, #2, # 4 and # 5 all have extensive decking and pergolas. Landscaping around each building is above average, with some having firepit areas, patios, etc. All of these buildings have natural gas-powered back-up generators installed as well as water purification systems.



Lazy H Ancillary Building Descriptions

Road House (Building #6)

The Roadhouse is located to the east of Building # 5, near the northeast corner of the property. It is of one-story, wood siding construction with a red metal roof. It contains approximately 2,115 square feet. It was built in 2016. This building was designed for entertaining guests, although it could be converted for residential use. It has a commercial type kitchen area with an open eating/entertainment/living area, a pantry, bunk room, and one restroom with a typical toilet and a urinal. It has a rustic finish, with wood siding on the walls and ceilings and hardwood floors throughout. The kitchen has granite countertops and a large commercial range.

Building # 6 has extensive decks on the front and west side. The decks are covered with lighting and ceiling fans. Adjacent to the west deck is a large equestrian arena, approximately 100 feet x 200 feet. Thus, the owner and friends can enjoy a view of the equestrian arena from the deck of The Roadhouse.

Hay Barn/Equipment Shed/Woodworking Shop (Building #7)

Building # 7 is located west of Building # 1 and consists of one-story, steel frame, metal clad construction. It is known by the owner as the Hay Barn/equipment barn/woodworking shop and contains approximately 3,250 square feet. It was built in 2013. It has an open interior layout with minimal finish, including exposed concrete flooring, with exposed metal panel walls and ceilings. There is a bathroom that is air conditioned in the front of the building.

Welding Shop (Building #8)

Building # 8 is located adjacent to Building # 7 and is of similar metal clad construction. It is known as the Welding Shop and contains approximately 875 square feet. It has an entirely open layout. It does have batt insulation in the walls and ceilings and is heated and cooled by a window mounted unit.

Horse Barn (Building #9)

Building # 9 is located to the southwest of Building # 1 and is known as the Horse Barn. It is of metal clad construction and contains approximately 4,125 square feet. It has approximately 8 horse stalls, along with a tack area. Its finish is typical, with concrete flooring, and tongue and groove wood walls. It has gas heat present.

Equipment Shed (Building #10)

Building # 10 is located across from Building # 6 and involves a wood frame, metal clad equipment shed containing approximately 2,040 square feet. It has an open wall along its northern side. It has minimal finish.

Aviary (Building #11)

Building # 11 involves an aviary utilized to raise gamebirds such as chickens, ducks, turkeys, etc. It contains approximately 3,072 square feet and involves a wood frame covered with chicken wire, along with coop areas, etc. Adjacent to the aviary is a tool shop, which is utilized in conjunction with the aviary. It is of wood frame, wood clad construction and contains approximately 540 square feet. It is utilized for tool storage and also has an incubator area to complement the aviary.

Hay Barn/Equipment Shed (Building #12)

Approximately 3,000 sq' used to store hay in one as it is enclosed on 3 sides. The other end is open on one side to allow for storage of equipment, etc..

Studio

There is an ancillary building adjacent to Building # 1 known as the Studio. It contains approximately 810 square feet and is partitioned into three areas. This includes two rooms utilized primarily for storage, both with minimal finish. The remaining room, which contains approximately 300 square feet, is utilized as an art studio, and has a similar quality finish as Building # 1.

Chicken Coop

Chicken coop, 44x60 with 16-foot ceiling, completely enclosed with automatic door. Has laying rooms, roosting rooms and individual coops and pens with water. Two sides, with center door, offers lots of space to house different birds. Building in front of coop provides place for storing chicken feed and has a mixer for custom blending feed. The building also has a window air conditioner.

