

132 Lone Oak Road, Longview

Outside:

- Electrical hookup for hot tub.
- 10,000-gallon pool with oversized sand filter included, if desired.
- 40' tower, if desired (can be used for TV antenna reception from Portland, or for other radio transition/reception).
- Extendable/Retractable awning over back porch.
- Two (leased) 100-gallon propane tanks to service the two gas fireplaces (dining room and primary bedroom) as well as the propane stove/oven on the main floor. All three of these appliances work and we use them regularly. We generally refill the tanks twice per year.
- Ring video doorbell.

Garage Level:

- Two water heaters: The one on the west side of the garage in the furnace room services the garage level bathroom, main level kitchen, and upper-level jack & jill bathroom. The second one located in the garage closet services the main floor laundry room, main level half bath, and upper-level primary bathroom.
- Furnace was replaced in 2021.
- East side of garage level has hookups for water and drain, so that a kitchenette could be installed on the lower level if desired.
- "Smart" garage door opener: Garage door can be operated via phone app or Alexa commands... Even while not at home. Access can be shared with others and can be shared with Amazon, allowing them to deliver product inside of the garage when you are not at home.
- Garage is fully finished/insulated and is heated/cooled with the rest of the house.

- Central vacuum system with vacuum ports on main and upper levels. Vacuum hose and powerhead included. Central vac "dustpan" port installed in kitchen.

Main Level:

- Instant hot water installed on kitchen sink.
- "Smart" light switch for outdoor lights – can be programmed to control outdoor lighting automatically or remotely.
- "Smart" thermostat that controls the main heating/cooling of the home.
- Stainless steel range, refrigerator, and dish washer all included. Washer and dryer also included.
- Waste disposal installed in kitchen.

Upper Level:

- Dual shower heads in primary bathroom shower.
- Gas fireplace in primary bedroom (with wireless remote & programmable).
- "Smart" light switch in south bedroom to control light via voice command.
- "Smart" wall switch in Jack-and-Jill bathroom to control bathroom fan.

General Stuff:

- 1GB/sec internet available.
- LED lighting throughout entire house.
- Matching LED ceiling fans in living room, primary bedroom, and north bedroom.