

ADDITIONAL PROPERTY INFORMATION

Equipment Included in Sale:

1999 GMC Truck with Plow
1993 Big Bear ATV
D & R 20" Pull Mower (for use with ATV)
2013 ATV
Plow Attachments for both ATVs

Crooked Aspen Lodge (hunting cabin and shooting arena) Features:

Generator, 12V lighting system, antique outhouse, firepit, observation platform, and game hoist; two twin beds lower level, queen bed upper level. No running water or connected electricity.

Bedroom Details:

Bedroom 1 - Laura: lower level
2x double beds + 3/4 bath

Bedroom 2 - Pearl: lower level
Queen + 3/4 bath

Bedroom 3 - Mattie: main floor
King bed + 3/4 bath

Bedroom 4 - Jennie: main floor
King + 3/4 bath

Bedroom 5 - Lizzie: upstairs
Queen + 3/4 bath

Bedroom 6 - Lillian: upstairs
Queen + 3/4 bath

Apartment/Condo ~1800 sq/ft: main floor with private access:

3 bedroom + 1 full and 1 3/4 bath
Queen, Queen + 2 doubles upstairs
Full kitchen
Access to deck & great room
W/D in unit

Owner's Apartment ~1800 sq/ft:

2 bedroom + 1 full and 1 3/4 bath

King/Primary Suite (5 piece full bath) + Queen upstairs

Gourmet kitchen (large Wolf stovetop, two ovens)

Access to deck & great room

Lower Level:

Game and movie room with steam room, hot tub, kitchenette, and 1/2 bath; utility room with sink, two freezers, washer and dryer, and additional storage.

Other Home Features:

Three separate electrical panels and shutoffs (one for each section of the house) - could be metered separately

Domestic Well - 185' deep, tapped into artesian spring, 55 GPM

Two 100 gallon water heaters on a recirculating hot water system

Radiant heat on each level with separate thermostats for every bedroom and living space

Roof - 50yr Owens Corning, over-engineered for snow loads: 14yrs old

Fully fenced aside from one small, very steep section at the top of the property near the road, and the acreage across the road (approx. 7-10 acres)

*Most furniture and decor included or negotiable, some artwork and family heirlooms excluded.