

1286 Gray Fox, Howell 48843
Home Upgrades and Features

State of the art Appliances:

Wet Bar - Ice Maker and beverage refrigerator
LL-Induction stove and convection oven
LL-2 Samsung Frame TVs
Microwave shark drawer
Appliance garage
Pull out drawers in pantry wall
Double oven
Thermador cooktop
Warming drawer
Fridge
Basement with full kitchen, specialty fridge ice maker

Custom lower level cabinets
Kholer toilets
Brizo smart faucets and bath fixtures
Sonos 4 area surround system

Infloor Heated Floors:

Lower level 4 different zones
Primary bedroom
Primary bath
4 Seasons room
Kennels - heated and air conditioned
Garage - heated floors

Infloor Heated Auto Court

Back patio phantom screens motorized
Porch with folding glass doors
Remote operated outdoor gas firepit

Real hand cut stone on exterior and lower level
Marvin Windows
Custom True Timber trusses and ceiling details

Full masonry lower level natural fireplace - prepped for gas log insert
Full masonry tile natural fireplace gas log insert
Oak and porcelain tile floors throughout

Dog kennels separately heated and air conditioned

Hunting storage room heated

Complete heat pump system - automatic kick on at 5 degrees

Four zoned heating in basement

Separate furnace for Four seasons room

Radiant wall heat by basement walkout

All supply lines spray foamed for energy efficiency

Whole house and game ranch generator with transferable service contracts

Transferable contracts on all mechanicals

Energy efficient home

Two laundry rooms

20 ft deep Pond:

Four acres with Four aerators

Stocked with catfish, bass, gills

Dock with autofish feeder

Four aerators

Home is 100% Barrier Free

Davinche rubber roof with lifetime warranty

Premium Morton Horse Barn : 36x72

Four Stalls

Tack room

Ground level interior equipment and hay storage with extra large sliding door for access

Exterior lean-to equipment storage

Critter proof

Horse training round pen

Three acre round vinyl fencing for horses

Large Dog Kennels:

Separately heated and air conditioned

Heat pump

Home Designed by Tim McCotter - Old World European Rustic

**RE/MAX
PLATINUM**

1286 Gray Fox, Howell
Game Ranch Upgrades and Features:

Premium expansive Wick Deer Breeding Barn: 40x80

Separately heated

Office - heated and air conditioned

Full Bath

Special breeding shoots shipped from Texas

5 holding pens with automatic feeder and heated water

Cryogenic freezer locker with high end sperm for future breeding

State of the art Redneck elevated Deer blinds

30 doe in pen

Ponds:

5 one acre ponds all stocked with bass

Artesian well stream runs through property

Bird Hunting:

Pen with automatic feeder and heated water

Artesian well stream

Full game ranch bird license

Colombac grain deer feeder

Two Large Grain holding silos

Grain bins with solar powered automatic open and close

State of the art deer feeds throughout the property

Class 3 deer hunting and breeding license

Fenced property area accessible from inside

68 different genetics on deer hunting ground

All equipment to run game ranch new Argo with tracks

Ford tractor with all attachments

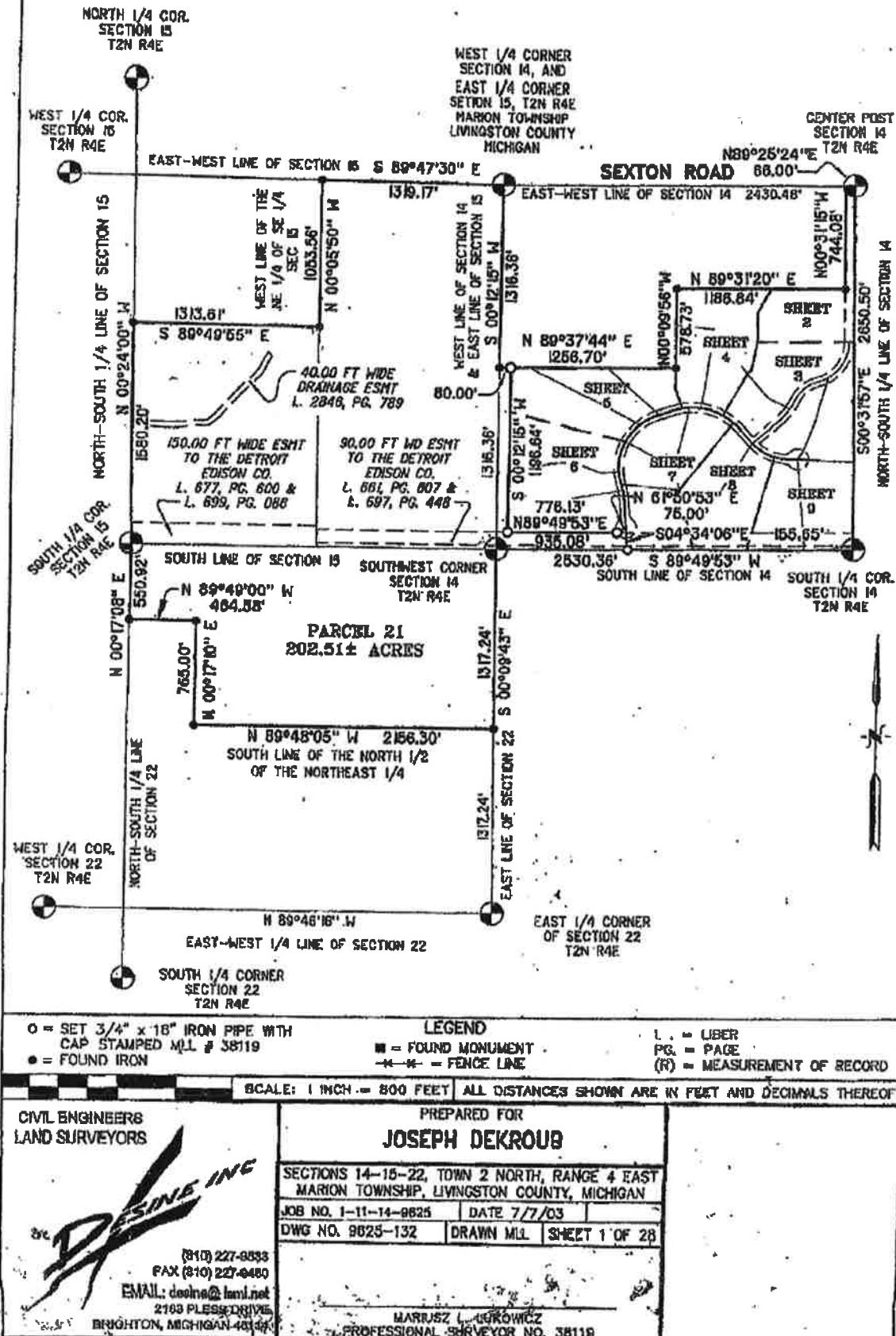
Solar cameras throughout property for herd viewing

Custom stone, chandeliers, and stone to match exterior of home

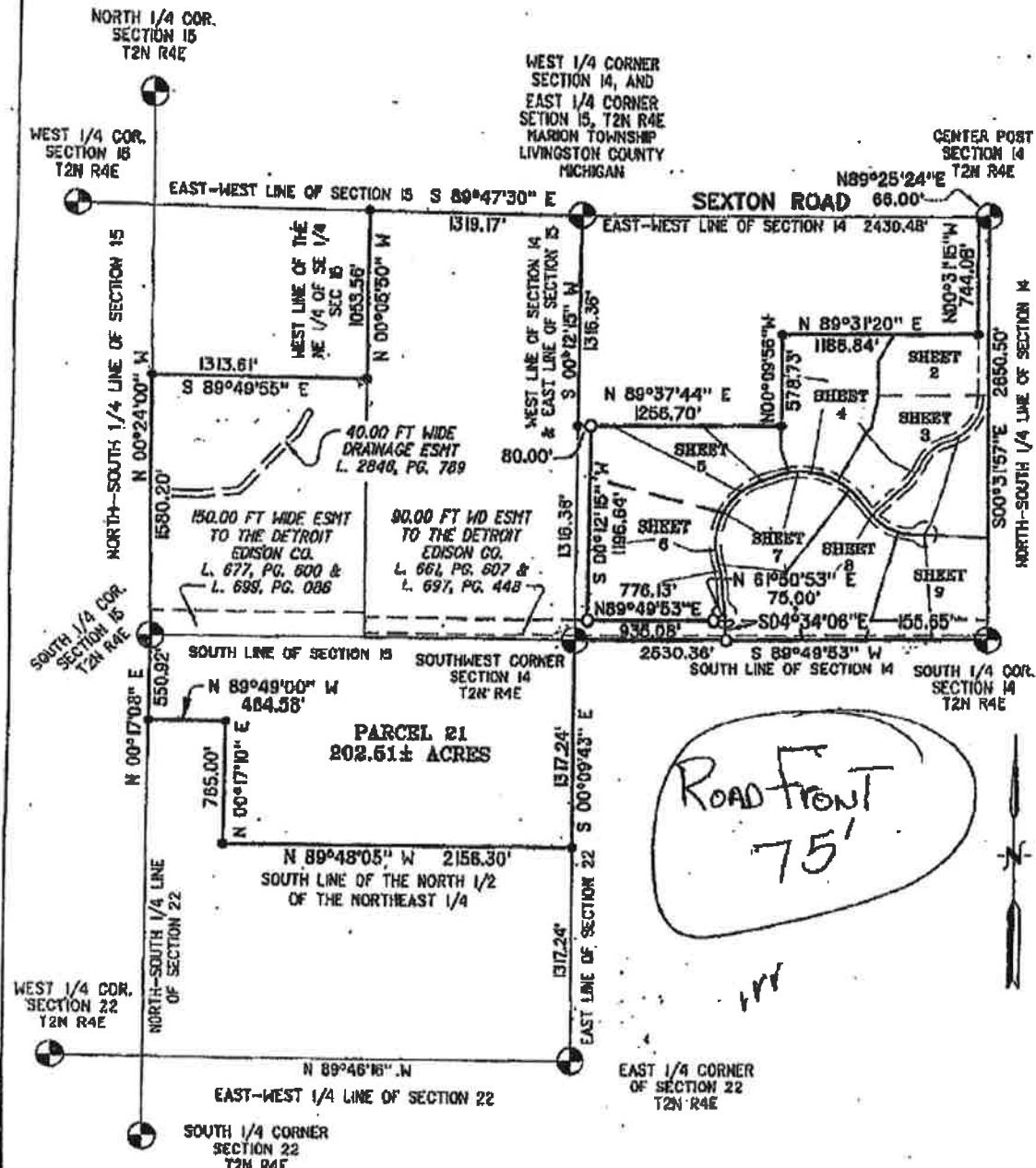
Best game ranch manager in the state

**RE/MAX
PLATINUM**

**CERTIFIED LAND SURVEY
COMPOSITE SHEET**



**CERTIFIED LAND SURVEY
COMPOSITE SHEET**



○ = SET 3/4" x 18" IRON PIPE WITH CAP STAMPED MLL # 38119
● = FOUND MONUMENT
• = FOUND IRON

LEGEND
■ = FOUND MONUMENT
— = FENCE LINE

L. = UBER
PG. = PAGE
(R) = MEASUREMENT OF RECORD

SCALE: 1 INCH = 800 FEET ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF

CIVIL ENGINEERS
LAND SURVEYORS

DeKroub Inc.
(910) 227-9033
FAX (610) 227-9460
EMAIL: dekroub@msn.com
2108 PLEASANT DRIVE
BRIGHTON, MICHIGAN 48116

PREPARED FOR
JOSEPH DEKROUB

SECTIONS 14-15-22, TOWN 2 NORTH, RANGE 4 EAST
MARION TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

JOB NO. 1-11-14-9825 DATE 7/7/03

DWG NO. 9825-132 DRAWN MLL SHEET 1 OF 28

MARIUSZ L. LUKOMCZ
PROFESSIONAL SURVEYOR NO. 38119