

1994 S. Stargazer Lane, Harrison, Idaho 83833

1. About 30 Acres-of-land -mostly in Forest Reserve. Has a seasonal stream, Electrical Grid supplied by Kootenai Electric Cooperative? Private Well with excellent water, no sulfur or iron problem. Excellent septic drain field located in sand.

2. Improvements include:

- 35 X 101 (about 4800 sq ft) two story house with additional full walkout basement with heat pump and air conditioning. Theme "Contemporary Farm".
- Beach and Dock with full private drive-down launch site and parking area.
- 40 X 60 metal barn with full reinforced cement floor.
- Greenhouse
- Cement Well house.
- 2500 Gallon underground potable water storage tank that provides gravity supplied 20 pounds pressure reserve water with electrical outage.
- 300' X 300' Fenced Garden with grapes, orchard, asparagus bed, berries
- Wood/Garden shed.
- Emergency wood boiler system with 1700-gallon stainless Insulated hot water storage tank.
- 11,000-watt Emergency generator
- Emergency electrical back up system and ready for solar with 16,000-watt invertors.
- Chicken coop with multiple paddocks.

3. House is located at the end of Stargazer Lane, a private road, with a 1500' driveway on the east side of Lake Coeur d' Alene, about three and a half miles from Idaho highway 97, very private.

4. Positioned High on the bluffs overlooking the Lake, with a beautiful wide view directly across the lake toward Gasser State Park.

5. Finished construction of the shell and occupied in 2007. Continued to finish since 2007.

6. Professionally engineered construction methods:

- 13" thick walls made with Superform Insulated concrete forms with 8' concrete wall
- surrounded with 2.5" of foam insulation on both sides.
- 5/8" rebar reinforcement every foot vertically, every 18" horizontally. About 12 tons of rebar in house.
- 8' wide footings with 4 runs of rebar. House is essentially on bedrock.
- Basement is bone dry without cracking.
- Fully fireproof exterior siding and roofing. 50 year guarantee. 180 mph wind proof.
- Hardy cement trim.
- Care-free rock exterior accent trim over exposed basement.
- Greater than 80 pound/sq ft roof load capacity. Joists every 16 inches.

- Heavy 1-1/8" plywood T&G subfloors.
- 'Trade-ready' steel floor joists embedded into walls and fastened with rebar for increased structure stability.
- 12" steel "I" beams support all wide spans.
- Anderson Vinyl clad thermo pane windows.
- Basement floor has rebar every 12" X 12".
- Roof insulated with 6" of solid foam insulation.

7. Home features:

- 2 Large bedrooms with large walk-in closets
- Master bath, with separate toilet room (master has bidet).
- Large double sink custom vanity in master bath
- Large walk-in shower in Master bath suite.
- Exercise room in Master suite surrounded with windows on three sides.
- Second bath has jetted tub and shower, granite vanity.
- Third bath upstairs has tub/shower.
- Third upstairs separate toilet room.
- Large upstairs recreation room.
- Large outdoor deck off balcony.
- Large office.
- Large craft room.
- Large "Christmas storage" room.
- Lots of unfinished storage areas throughout the upstairs.
- Large 9' X 13' Laundry/pantry room with built in cabinetry utility sink.
- Full unfinished basement with multiple unfinished rooms walk out French doors and large Anderson windows.
- Large 12' X 12' walk-in freezer.
- Insulated unfinished backup freezer/cooler.
- Insulated basement pantry room.
- Basement HVAC room with Electrical utility services, furnace/AC, Electrical UPS controls, Water booster pump/Tank, Canning Kitchen area.
- Large basement storage area.
- Unfinished dumb waiter.
- Large Anderson windows throughout. Great views in all directions.
- Built in Vacuum system throughout house.
- Koa wood flooring in main areas with Tigerwood windowsills.

- **Tile entries.**
- **Vaulted ceiling in main part of living area.**
- **Large open balcony with family entertainment areas, custom wrought iron railings.**
- **Large engineered 'open' stairway.**
- **Large wall of bookcases in balcony area with built in entertainment area.**
- **Quadrafire fireplace in living room, and large hearth and cabinetry (cabinets to be installed soon)**
- **All cabinetry in house (except fireplace) is custom Hickory with full 3/4 inch plywood shells, Solid Hickory doors, full extension Hard Maple drawers, Blum soft close doors and drawers.**
- **Kitchen:**
 - **Custom Granite countertops.**
 - **Custom "City Skyline" cabinets (as above)**
 - **Title SS sink with disposal.**
 - **Double ovens.**
Glass top range built in.
 - **Raised dish washer**
 - **Large 4' X 8' Island**
 - **Huge 13 ft. Bay window with full lake view.**
 - **Heartland 'Oval' wood cook stove.**
- **Dining room:**
 - **Large dining area with large 8' Anderson windows with views in two directions.**
- **Finished 2 car garage with 9' high X 10' wide Insulated Martin garage doors with soft close door openers and auto security locks.**
- **Totally Free High-speed Internet hard-wired to entertainment center and office. This is possible because the property is used by Red Spectrum Internet services as a reflector site, so has been given unlimited free internet access.**