

258 Bluffs Lookout Road
Fort Ashby, WV 26719

Home Features:

- Whole house fire sprinkler system with 450 gallon reserve tank. Sprinkler heads in all rooms including garage and sun porch.
- 22kw Generac whole house propane generator with buried 1000 gal propane tank with App monitoring
- Single slab roof oriented to the South/Southeast making very well suited for installation of whole house solar.
- Access to both Starlink (roof mounted dish installed and transfers with home) and T-Mobile 5G Home Internet (external antenna installed and transfers with home).
 - Enterprise grade Ubiquiti Unifi network with 24 port POE switch, Dream Machine Pro Cloud Gateway (with load balancing and failover,) WiFi 6 access points ceiling mounted on each floor and external Wi-Fi 5 Access Point in front of house. All access points are upgradeable to Wi-Fi 7 when needed. Two additional ethernet ports in main level living area.
- Lutron Caseta whole house lighting control including all fixed lighting and table lamps and floor lamps. Wall switch and app control. All lighting is LED.
- 5 zone Mitsubishi split system heat pumps (One Heat pump for each floor and individual coil units for each room). Controlled via wall thermostats and App control.
- Simplisafe security system with three keypads, smoke detectors in each room, water sensors in critical locations, entry sensors at each ground level doors, and temperature sensors for interior and garage.
- Sonos audio system with speakers in main living space (Sonos Amp and 2 speakers), each bedroom (Two Sonos Speakers in each), and TV room (soundbar and sub).
- 77 inch LG OLED G3 television in rec room purchased new in October 2023. Wiring and pole mount in place for DirectTV and channel master external broadcast antenna able to pick up TV stations in Altoona, PA.
- GE Profile Induction Cooktop and GE Profile Dual Convection Oven with Air-Fry. GE Profile Refrigerator, and QUIET GE Profile dishwasher. App Control for oven and dishwasher. LG large capacity Washer and dryer. All large appliances convey.
- Custom 10ft Walnut Dining Table. Most (nearly all) furniture conveys EXCEPT WALL ART.
- Toto Washlet toilets in all ensuite bathrooms.
- Garage includes a 9Kw Level 2 Electric Vehicle charger (J1772 plug)

- Exterior combination 50/30/20 AMP outlet box for RV electrical hookup.