

**EXECUTIVE COTTAGE
21 Grouse Lane
Mackeyville, Pennsylvania**



BACKGROUND

This 2-story frame cottage is located at 21 Grouse Lane, Mackeyville, Lamar Township, Clinton County, Pennsylvania on 1.83 acres of land (Map 420327-0008, Lot 74, Plate 2, Deed Book 286, Page 825), 25 minutes from State College and 30 minutes from Williamsport, Pennsylvania. The flat land, previously wooded, was cleared for the project and appropriately landscaped. The structure is located in a designated Rural Scenic Preservation Area for the Commonwealth of Pennsylvania and is surrounded by Fishing Creek, home to the Blue Ribbon Trout, on one of the most unique parcels in Central Pennsylvania.

The living room is flood-proof. Other areas of the cottage are constructed at an elevation of 629 feet, or above the 100-year flood plain. The entire cottage was built with a flood-proof design. The project was designed by Stephen Poorman so that it would conform to a previously existing cottage -- which was the improvement that allowed the property to be rebuilt along Fishing Creek. The plans were drawn by a registered architect.

The property was originally constructed for private use by the owner, however, he never took occupancy. Nothing but the best materials and construction means were used; the owner paid \$455,551.11 for construction. Soft costs and the land (which has been

estimated to be worth \$300,000) is not included in this cost. Construction was substantially completed on December 12, 2007.

Owner-financing is available to qualified buyers with 20% down and the balance amortized over 20 years at NP.

CONSTRUCTION FEATURES & AMENITIES

- Construction and building permit approvals and inspections obtained from Lamar Township, Clinton County Conservation District and Department of Environmental Protection. The project is not approved by FEMA, however, an Occupancy Permit has been issued by Lamar Township.
- Double 10" block foundation wall with poured concrete in all block cores, rebar every 2 feet and Dur-O-Wall every 2 courses
- Basement and attic heating and circulating units
- (Poured basement floor)
- Concrete floor below 100-year flood plain for living room area
- Concrete parking area along the entire length of home including rear pad
- 12' Amesite driveway
- Amesite parking area for 12 vehicles
- Exterior security lights on all corners of structure, interconnected and censored at fixture locations and driveway entrance
- (Electric security gate at entrance with intercom, safety photo eye, automatic open and magnetic lock)
- Landscaping meet DER and County Conservation District requirements
- Up lighting throughout landscaped area
- New 150' deep water well with Gould Pump, 1.5 HP, 3-phase motor, converter pump with electronic board and fast recovery tank
- New 1,500 gallon septic system
- 400 amp service

- All utility wires and services underground in conduit with extra conduit for future services
- Alcoa Level III Board and Batten vertical siding with additional decorative trim and soffit throughout project
- Parged foundation
- Color coordinated planters
- Color coordinated powder-coated customized railings throughout
- 30-year architectural shingles with roof vents
- “Designer” Pella windows throughout, including custom hardware and finished jambs, opaque tempered glass at entrance, screens and custom trim
- Ademco alarm system, with control panels, keypads on both floors, motion detectors, door contacts, heat detectors, smoke detectors and indoor and outdoor voice sirens
- Exterior propane gas torches with underlines lines
- Fast recovery propane gas hot water heater
- 5-ton Maytag HVAC system, including air cleaner and EVR outside air exchanger with dual returns for summer/winter, indoor/outdoor temperature gauge and electronic thermostat; all ductwork insulated
- 2” closed cell spray polyurethane foam insulation over entire crawl space ceiling as well as sill plates and rim joists area, 3” closed cell SPFI insulation up to 6’ above the 100 year flood plain, 4” open cell SPFI insulation throughout the remainder of all exterior walls including to the top of the entire roof area of the second floor
- Interior bat insulation on all walls for sound reduction, including R19 sound insulation between floors
- Kraftmaid Venicia Alta flat panel kitchen cabinets, chianti, including kick plates, pantry pullout, Tallin panel, peninsula matching walls, vitro bistro door insert, wine racks, glass shelves, glass doors, recycling and wastebasket, cutlery divider, stainless utensil tray, breadbox, chopping block, blind corner pullouts, door glide and full extension drawers. Kitchen has every feature available by manufacturer.
- Kitchen countertops of Bianco Romano high grade 4” bull nose granite with polished tops and underside on kitchen cabinets and fireplace

- AXOR, or equal, faucets throughout
- Second floor vanity and make up counter Kraftmaid Portia, Lustra Thermofoil Collection, Onyx Gloss Finish with hamper kit, utensil tray, drawer box, cutlery cabinet kit, utensil tray and with all available features
- Vanity countertops of custom glass tiles
- All Kohler porcelain including Raphael Power Lite Enlogated Toilets with French Curve Seats, Demilav Contemporary sinks and Loki European faucets.
- Shaw 28 ounce carpet, Daltile black galaxy granite with concrete board in master bathroom
- Towel bar heaters
- Electric heat in granite floor
- Instant heat wall units
- Heat lamps
- Shaw laminate flooring throughout
- Rocersa wall tile on 2nd floor fireplace with custom metal trimwork
- Custom fireplace mantel on first floor
- Esquire exterior Quarry Tile
- Kitchen appliances include Fisher & Paykel double dishwasher, U-Line Wine Captain refrigerator, Wurlpool Duet stackable washer and dryer, GE Profile Advantium wall oven, built-in convection/thermal double wall oven, Maytag French Door refrigerator with bottom freezer and all available features, Jenn Air telescoping vent, stainless steel cap, Premier Line Electronic Touch Control Cookktop Lustertone undermount stainless sinks and Interactive S High Arc faucet by Hansgrove. Side Butler's Pantry
- First floor powder room with mop cabinet and closet
- Shower with seat, foot rest and full shower panel
- Decorative glass block in living room (with uplighting) and in 2nd floor bathroom
- Focal Point 6" custom cornice in living room

- Hidden jewelry lock box
- Walk-in closet
- 2nd floor refrigerator [planned]
- 2 gas fireplaces, one being European Swedish Studio Cyclone unit in master bedroom and all remote controls
- Designer ceiling fans in 1st and 2nd floor with remote controls
- ½” drywall on all walls and 5/8” drywall on ceiling – all moisture resistant throughout entire property
- (Outdoor fireplace)
- All vinyl decking on 1st and 2nd floor, with concrete piers
- Stereo speakers in every area of cottage, individually controlled room-by-room
- Surround sound system in 1st and 2nd floor
- High definition television wiring throughout with Monster cable
- Dedicated lines for computers in master and guest bedroom with cable throughout
- (Built-in cabinets and shelves in guestroom)
- Custom-made Murphy Bed in guest room, with lights
- (Illuminated Lutron Maestro switches with dimmers on most lights, including exterior of property) RadRadio Lutron computerized lighting systems with computerized settings, connected to the security system, vehicle operations and remote controls
- Designer light fixtures by Kovacs, recessed and decorative lighting throughout, soffit recessed lighting in master bedroom. Designer exterior lighting. Step lighting. Art spot lighting. Door contacts for automatic light activation in closets.

PRICE.....\$497,000

REDUCED 6/1/09 TO \$439,000.00

Will still offer owner financing.