

# 136 MADISON

## AMENITIES BY ROOM



### Whole House:

- Pre-wired for back-up generator
- Upgraded electrical outlets and switches
- LED lighting
- Soffit Lighting
- 3 cm granite throughout
- Tankless, Gas, Instant Hot Water Heater

### Interior:

- Wood Plank Ceiling w/ Cedar Wrapped Beams In Living Room
- Built-Ins In Living Room and Master Closet
- Vaulted Ceilings In Living Room and Master
- Floor-To-Ceiling Hearth In Living Room
- Free-Standing Soaker Tub In Master
- Custom Shower w/ Rain-Head Shower In Master
- Luxury Vinyl Plank
- Designer Lighting
- Accent Wall In Master
- Inset Cabinet Doors Throughout Home
- Mudroom Area w/ Lockers
- Butlers Pantry w/ Built-Ins
- Wet Bar w/ Wine Rack
- Cabinet Lighting In Kitchen and Living Room
- Extra Storage Closet In Garage
- 1.01 Acre Estate Lot

### Exterior:

- Tongue and groove ceilings on front and back porch
- Outdoor grill and mini-fridge
- Radiant exterior and roof OSB barrier
- Solar Board
- Roof Decking
- Zip System exterior Sheeting
- Electric lines were routed for optional detached shop at end of the driveway

### Utilities:

- Ozark Electric
- Madison County Water
- Black Hills Gas



### AMBER NYE, REALTOR®

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