

# Amenities



**SPORTS AFIELD** TROPHY PROPERTIES®  
ESTABLISHED 1887

- \*Large pond
- \*200+ ft of Trout Creek frontage
- \*End of road privacy, but not isolated.
- \*Less than 10 minutes to the town of Trout Creek, the Noxon Reservoir, and USFS access.
- \*Gorgeous slate roof
- \*Slate flooring and ash (wood) flooring throughout, carpet in the game and theater rooms.
- \*Tile in the bathrooms.
- \*All new equipment in the theater room
- \*Cedar siding and trex decking
- \*Gazebo on the deck is wired and set up for a hot tub
- \*2 skylights
- \*All windows have Bali shades
- \*Home is being offered fully furnished, with some exceptions. See separate list.
- \*Floor to ceiling fireplace on both levels.
- \*The Eagle's Nest has stunning 360 degree views.
- \*Multiple walk in closets and extra storage areas.
- \*High speed fiber optic internet.
- \*Full security system with fire alarm.
- \*Underground sprinkler system with 2 zones.
- \*Well water is tested twice a year.
- \*Central sound system and intercom
- \*All bedrooms and offices have keyless locks.
- \*Granite countertops throughout the home.
- \*All LED lighting
- \*Air conditioning units, 3 central units to make up to 6.
- \*2 wood fireplaces, 1 propane fireplace
- \*2 new boilers that provide radiant floor heat in the house, shop, and garage
- \*1.4 million btu boiler in the garage that can heat the front porch and outside concrete
- \*Two 1,000 gallon buried propane tanks.
- \*There is an RV hook up but currently only a gray water drain. Not hooked into the septic system
- \*5 car garage
- \*Separate 1800 sq ft shop with storage and bathroom with 5 garage doors..

## Lower Level:

- Living room has rock fireplace that burns wood
- Theater room with all new equipment
- Half bathroom
- Game room has a laundry area & sink
- Utility and storage rooms
- Safe Room - 10 x 12
- Full kitchen
- Snowshoe Suite - walk in closet, full bathroom with soaker tub, walk in tile shower

## Main Level:

- Parlor/Piano room
- Formal office
- Half Bath
- Dining room with full rock fireplace (burns wood)
- Custom kitchen has a walk in pantry
- Coffee nook
- Laundry/craft/office room
- Linen/pantry closets in hallway
- Trail Boss Suite - huge walk in closet, full bathroom with 2 sinks, soaker jacuzzi tub, fancy walk in tile shower, walk out doors to the deck, propane fireplace.
- Cloud Nine Suite -  $\frac{3}{4}$  bath with tile shower, 2 walk in closets

## Upper Level:

- Continental Divide Suite -  $\frac{3}{4}$  bath with walk in tile shower, walk in closet
- Washer & dryer nook
- Gone Fishing Suite -  $\frac{3}{4}$  bathroom with just a shower, 2 walk in closets

## Bonus Living Area:

- Main bedroom, Bunk Bed Room, and Haven's room, one bathroom.

Eagle's Nest - 360 degree views