

# Special Features of 13719 County 20, Park Rapids

On the following eight pages, the homeowners describe the special features and amenities they incorporated into the design of this incredible home.

In the years prior to building, they compiled a wish list from touring 75 luxury homes and they kept detailed notes of all the best ideas they came across. Some of them are significant yet others are so subtle you might not even notice.

Together, they provide aesthetic beauty, practical benefits, convenience and creature comforts that you will enjoy *every day* you live in the home.

# Special Features of 13719 County 20, Park Rapids

## Ubiquitous Throughout the Home

- The doors throughout the house were custom-made to incorporate an arch design to echo the “bridge” motif on the 2<sup>nd</sup> floor hall as well as the Great Room wall of windows
- The fifty-four tall windows were custom-made by Pella specifically for this home. The homeowner didn’t like the window sill blocking his view when standing and looking out at the lake or at nature, so the sill is moved up to give you an unobstructed view.
- A **Sonos sound system** provides audio entertainment throughout the home, with access to conventional terrestrial radio as well as XM radio, podcasts, CDs and even Bluetooth connections with phones. It can be controlled by any authorized device that has the Sonos app installed as well as the two iPads.
- All window shades are top of the line Hunter Douglas custom shades with easy pull up design. With the exception of the black-out shades in the basement media room, they also offer transparency when looking from the inside out.
- All closets automatically turn on a light when the door is opened
- All towel bars, towel rings, clothes hooks and toilet paper holders throughout the house (as well as nail locations for the heavy pictures) have been reinforced with wood behind them before the sheet rock was installed to ensure heavy duty performance
- All toilet stool lids throughout the house have a “light touch” feature when closing
- No vanity electric outlet in any bathroom in the house is covered by a hanging hand towel
- Extra tall baseboard on every level
- All woodwork in the home is knotty Alder and the hardwood floors are Brazilian Southern Chestnut.
- Architect added a line of trim at the 8 foot mark throughout the home which lends elegance to otherwise plain spaces (like a hallway) as well as pulls all the various rooms together in one continuous flow
- Light switches throughout the house are backlit for ease of locating in the dark
- In-floor heating is present throughout the entire lower level, the garage, and in all the bathrooms on the main and upper levels

## Main Entry

- Designed with one small step up to the porch landing, keeping steps into the house to a minimum while avoiding any water problems from a potential heavy rain fall
- Side window by door provides clear visibility of entire porch and any visitors
- Immediate, full view of lake as you come through the entry door
- Double closet has individual doors for more stability than the snap doors often used in double door closets

## **Great Room**

- Designed to be a size for easy conversation, including a corner nook for a 2-person conversation by the window
- Top blinds are operated by remote control and have been enhanced with a power option that eliminates the need to climb up and change batteries in each blind
- Fireplace mantel hand carved with Norwegian rosemaling
- Passage into kitchen from great room extended out from wall for distinction
- TV built with an adjustable, swing out arm behind it

## **Kitchen**

- Cabinet doors are recessed, allowing for a flat exterior
- Designed for full view of the lake
- **Extra half dishwasher** provides easy use for 1-4 people

## **Breakfast Nook**

- Nooks has windows on three sides offering 270 degree wrap-around views
- Recessed TV can be pulled out and swiveled for full view from either side

## **Kitchen Office**

- Extra north windows installed for more natural light
- Food pantry, with pullout drawers, provides for additional kitchen cupboard space
- Can easily be converted to a butler's pantry by eliminating the office desk

## **Main Dining Area**

- Wide entry directly across from kitchen allows a large table to adequately seat 12 adults for a meal & easily ties the 2 rooms together for meals
- The coffered ceiling is designed to bring additional warmth into the area

## **Laundry Room**

- Storage for vacuum cleaner, ironing board and other laundry needs
- Convenient storage closet for those long tubes of gift wrap that always seem to become a nuisance or get crushed

## **Main Level Hall**

- Beverage center located for easy access to porch, patio and main eating area/kitchen
- Powder room intentionally located in a remote area from the great room, main eating area and kitchen

## **Main Office**

- L shaped desk has open area underneath to allow 2<sup>nd</sup> person to put feet under desk from the front, creating a more inviting atmosphere for conversation
- Numerous built-in file drawers in all areas, both letter and legal size
- If you like to pile your papers, there are open shelves behind the desk specifically provided for this purpose to help keep top of desk cleaner

## **Master Bedroom Suite**

- Bedroom designed for a queen or king bed with night tables and a built-in armoire
- Trey ceiling in bedroom has recessed lighting for wrap-around indirect light
- The bedroom corner window provides a blow-through breeze of outside air circulation with the bedroom window on the west, if fresh air is desired instead of A/C air
- Transition room has clothes hampers for both white clothes and colored clothes
- Bathroom shower door swings both ways for easy access
- Extra hooks in shower can be used for hanging up wet swimsuits, sponges, etc.
- Cabinet niche for hanging bath towel in bathroom also serves as a ledge to place a wet foot for towel drying
- One cabinet in the bathroom is designed with an open floor for scale storage
- Sock island in dressing room also has belt rack and bench to sit on when putting on socks and shoes
- Width of drawers in dressing room designed to accommodate longer length bermuda shorts without folding
- Adequate suitcase storage space located in the dressing room shelves
- Niche for ties in dressing room so they won't stick out from regular wall
- Heights of the two pullout clothes rods vary to accommodate different sizes of husband and wife
- Master Shower offers two showerheads as well as full body jets
- A Hair dryer "cubby" is located in cabinet by the west sink vanity, allowing for easy and spacious storage without it needing to be left on the sink.
- Both sink vanities have a side pullout drawer for easy access to waste baskets
- Both sinks have water faucets which enable washing hair in the sink, if so desired
- Dressing room designed for using full length mirror and adequate depth for that mirror when standing in front of it
- Night lights are located under the dressing room island and the two bathroom vanities, with one switch serving all three areas
- Open bench in shower provides for extra floor space underneath the bench
- Shower door swings without any interference from hanging bath towel next to it

## **Porch**

- The porch was remodeled in 2020 to incorporate a new window system that consists of lightweight pull-down transparent sheeting windows for protection from the wind and rain as well as providing some warmth during the winter and protection for winter storage of all patio furniture. Yet these can be quickly and easily raised to offer the breezes and aesthetics of a screened-in porch.
- Most screened-in porches are designed with a step or two down into the porch from the main home to eliminate any problems that might result from heavy rains. Instead, the builder and architect designed an aesthetically pleasing drain to allow for the floor to be at the same level and thus feel more integrated with the home.
- Sunburst on east wall represents the morning sun in the east

## **Mud Room**

- Cubbies for grandma, grandpa and one for grandkids (hooks @ lower height)
- Immediate view of lake upon entry through the door from garage
- Significant amount of floor space under all cabinets for shoes
- Many key hooks and short shelves for keys and other personal items
- All closet doors throughout the house have automatic light switches when opened
- All three entry areas into the house (main, garage, lake) have a bench to sit on for putting shoes and boots on or taking off

## **Main Staircase**

- Extra-wide stairs creates a better feeling of connectivity between the levels, as well as allows two people to easily go up the steps together with conversation or to pass by each other if meeting on the steps.
- The rise and the run of the steps make it far easier to climb the stairs
- Each landing serves as a nook for sitting or for conversation

## **Library Loft/Bridge**

- Designed to capture a higher view of the lake
- Curve in the bridge matches the curve in the upper windows of the great room and the upper windows of the porch
- Library loft designed to be a cozy, get-away place to read or converse

## **North Bedroom Suite**

- Designed so guests will feel they are very welcome and important
- Only king-sized bed in the house, although a king bed could comfortably fit in the master bedroom, if desired
- The room is sized for a crib, playpen and/or floor air mattresses for family flexibility
- Sink heights vary in the bathroom to accommodate different sized guests
- Walk-in dressing room has storage location for suitcases
- Dormer vanity in bathroom is designed for baby changing with storage and clothes hamper underneath for easy use by guests
- Shower door swings both ways for easy access
- Bathroom sink vanities designed with night lights underneath
- Open seat in the shower provides for extra floor space underneath the seat

## **South Bedroom**

- Built-in shelves on west side of bed provide the same convenience of a night table
- Walk-in closet has storage location for suitcases

## **South Bathroom**

- Tub placed here for easy access whenever a bath for a small baby is desired
- Dormer vanity designed for baby changing with storage and clothes hamper underneath
- Night light built-in under the vanity

### **Family Room / Media Room**

- The room is wired with Dolby Surround sound to provide a true immersive experience
- When all shades are lowered, no natural light comes through windows to create a theater effect without having a separate theater room
- Built-in television was put at a recessed angle to avoid as much window glare as possible when viewers do not want window shades lowered
- Game table located in area for natural light, with additional overhead electrical light, if needed
- Large windows and 9' ceilings throughout the lower level essentially eliminate the feeling of being in a lower level
- In-floor heat throughout the lower level provides constant warmth in winter months
- Outside screens on all large windows throughout the house are designed for extra visibility when compared to normal screens

### **Ice Cream Bar**

- Island designed with space around the sink so grandkids can sit on stools and watch their treats being made right in front of them
- Drawer dishwasher in the island allows all dishes to stay in the bar area when being washed
- Ice machine location on this level allows easiest access to the lake, especially convenient with a full ice chest for the pontoon
- This space is a full secondary kitchen with stove, oven, microwave, refrigerator/freezer, dishwasher and sink

### **“Kid’s Nook”**

- Will quickly become a favorite of the smaller kids; huge amount of space (extends around and behind the wall. They know this is “their area” and it becomes a prime location for all the little toys, game pieces, soldiers, etc.

### **Bunk Bedroom**

- Designed for 6 kids to use by themselves or for a family with up to 4 kids
- Separate lockers/cubbies for clothes and personal effects
- Each bunk bed has a private niche for storing eyeglasses, watches and other personal items, with a dimmer switch on each light for reading and an electric outlet alongside of the light switch for charging phones, iPads, computers, etc.
- Closet design allows for suitcase storage
- Bead board used on the walls around the bunk beds for extra protection of the walls; the waine’s coating is an extension of that same bead board theme
- The queen bed has a switch right by the headboard to turn off the main light above the bed, similar to the master bedroom and the king bedroom

## **Lake Bathroom**

- Designed for both hot tub and lake use, as well as normal bathroom needs for the lower level
- Open, step-down design of the shower eliminates the need for a higher threshold and any tripping or mishaps that could occur if kids run in and out
- Steam room designed for large number of people, ideal after a winter snowmobile trek
- Eight grandsons created the need for a urinal(!)
- Since this bathroom is often used by many people, numerous hooks provide a place for towels when not being used
- Extra hooks in the middle of the step-down shower are for hanging wet swimsuits
- Steam room shower faucet designed so full pressure spray of cold water can be used to “hose down” the room after using it
- Steam room ceiling designed with a slant, so condensation drips do not occur over the benches when steam room is in use
- Steam room benches designed so one bench area is wide enough for one person to lay down during the steam bath, if desired

## **Lake Entry**

- Closet specifically designed for lake items like fishing equipment, ski and board equipment, semi-wet life jackets and ice coolers
- Adjustable, open shelves, as well as the hooks on the south wall, are used for miscellaneous lake items

## **Exercise Room**

- Since this room is the only finished, non-bathroom area in the house without direct access to an outside window, the large interior windows were used to give the room a more open feeling
- The world map on the wall is dry erasable
- Access to the back of the main components of the sound system makes it much easier to maintain and service; therefore, the cabinet door located on the south wall provides such access
- The size of this room is designed to easily accommodate a treadmill, recumbent bicycle and Bowflex weight machine

## **Utility/Rec Room**

- Recessed lights used throughout the basketball area to avoid interference with balls as they are shot towards the basket
- Ping pong storage area designed under the steps
- Hot water re-circulating unit installed above the hot water heater to provide immediate hot water at the faucets throughout the house

## **Garage**

- Entry doors on three walls so people don't need to walk far to get in or out of garage
- Only one step up to go into the house
- Floor drain across entire middle so less slant than with individual stall drains
- Built-in recycling area located adjacent to door into house
- Snowmobile area designed so clothes smelling of gas don't ever come into the house
- Bench to sit on for changing shoes or boots whenever needed
- A 4<sup>th</sup> garage door in the back of the garage makes it super easy to move riding lawn mowers, snowmobiles, etc without the need to move a car. The other benefit it provides is you won't ever have to worry about snowmobiles scarring the surface of driveway.
- Heated floor with coil system for evenly distributed winter heat (instead of a blower)
- Windows on all four sides of the garage for abundant natural light
- Inside water spigot for water hose to wash floor or vehicles with soft water
- Direct access to lower level utility room through back staircase
- East wall completely covered with plywood for numerous options to hang tools

## **Lake Side of Home**

- Patio designed to avoid interfering with sight lines from kitchen and breakfast nook (also, nothing directly in front of great room for complete visibility of lake)
- Instead of making the home parallel with the shoreline, the home was constructed at an angle to provide the absolute best sun exposure
- Three-tiered patio allows great flexibility for kids to run and play, as well as providing a smooth transition from the lake shore to the house to the back side of the property
- Approximately 3/5 of house on the lake side has a patio and 2/5 is designed with full windows in the lower level and a walkout door to the lake area
- Hot tub surround designed to give similar look as the tiered patio system
- Natural concrete is the under base for all patio tiers where the Turkish stone is laid, as well as on all the walkways, with the concrete ribbons on each side of the stone areas a colored concrete to match the stone's colors
- Sonos sound system available at the mid-tier patio level through a "rock" located near the house
- All outdoor electric outlets are recessed so no plastic covers protrude out
- Convenient foot wash outside the entry to the lower level means a lot less sand and cleaning of the basement rugs and floors after a weekend of grandkid activity!
- Wood duck nesting box near water provides annual excitement in May of 1-day old ducklings jumping from box to ground as their mother calls them out; Wi-Fi camera located in nesting box for observing incubation and activity on smart phone

## **Road Side of Home**

- Basketball court serves dual role as parking area
- The basketball court is named the Wooden Court in honor of Coach John Wooden's philosophy of basketball and life
- Concrete lines on the basketball court also serve as the proper measurement and location for the sides of the free throw lane
- Colored, lightly stamped concrete used in all areas of the driveway, except the basketball court, where better shoe traction is required
- Water drainage of entire area is carefully planned and laid out for proper drainage away from going directly into the lake
- Because of light, sandy soil in the Park Rapids area, numerous septic systems tend to freeze up during any winter where the snow ground cover is minimal; Therefore, all underground septic pipes are wrapped with insulation – there has been no problem in the first 15 winter seasons since the house was built in 2006
- Winter snow removal with small tractor quick and easy to complete out to County Road 20, providing immediate access to travel during winter months