

## Detached Garage Details from Sellers

- Downstairs:
  - 32' x 44' with 10.5' ceiling
  - 16' x 9' insulated garage door with opener (there is an extra brand new panel as well)
  - Steel ceiling with LED lights
  - 2 zone, closed glycol system in-floor heat with high efficiency LP boiler
  - 4" concrete floor with 2" foam board insulation and vapor barrier installed below in floor heat tubing
  - 10" thick, rebar reinforced concrete walls with 2" foam board insulation on exterior before backfill (Concrete work done by K & K Concrete out of Viroqua)
  - Drain tile both at base and top of wall that drains over the hill to the ditch by road
  - Wooden walls are 2x6 construction 2' on center with R19 insulation and 1/2" plywood face on interior
  - Concrete floor is sealed and concrete walls painted with moisture barrier paint
- Upstairs/Loft (unfinished)
  - 16' x 44' with 6.5' ceiling
  - Double hung windows
  - 6' x 6' insulated rollup garage door with ramp leading to hillside
  - Tie beams of trusses are 2x12 southern yellow pine 2' on center
    - We had ATVs and jetski parked upstairs
  - 15" blown cellulose insulation
- Retaining Wall / Landscaping (B & W Concrete Construction out of Westby)
  - All block came from County Materials in Holmen
    - [Winston Retaining Wall System](#) (Silverstone color)
    - [Oversize Landscape Step Units](#) (Gray color)
- Exterior
  - 10' x 40' lean-to
  - Steel siding and roof and all trim is vinyl (no maintenance required)
  - Gutters and screens installed and all drain into buried, solid drain tile that drain over the hill to ditch by road
- Utilities
  - 100 Amp service and power is ran off same meter that feeds house with separate main breaker
  - No water but there is a buried line from driveway to retaining wall with a hose hookup on each end to reduce the length of hose required to reach garage
  - Fiber internet line ran from house to garage and terminated for Ethernet on each end
    - This allows for garage to be on same network as the house if wanted