

# Luxury Property Features & Enhancements

## PREMIER INFRASTRUCTURE

- Newly installed water softener systems in Crescent Moon, Harvest Moon, Brooke Moon, and the Barndominium
- \$200,000 commercial water system with a single manifold serving all units
- Two high-capacity wells (approx. 55 GPM each) with backflow preventers and constant-speed pressure regulation
- New pumps and upgraded, computerized pump-house controls
- Fiber-optic internet with professional IT management for seamless guest and business connectivity
- Wi-Fi coded smart locks on all doors, providing unique access codes for each guest stay
- Exterior camera security system with backup
- Smoke and carbon monoxide detectors throughout

## CLIMATE CONTROL & COMFORT

- Forced-air heating in Dance Hall, Brooke Moon, Flower Moon, and the Barndominium
- In-floor radiant heating in the Barndominium
- Multiple mini-splits and ENVI climate-controlled wall units
- Gas and pellet stoves, plus electric fireplaces
- Natural gas available on site

## BARNDOMINIUM (70% COMPLETE)

### Upper Level

- Studio apartment with vaulted timber-frame ceilings
- Integrated surround-sound speaker system

### Lower Level

- Two bedrooms and two bathrooms
- Expansive entertainment living room with bar
- Vaulted timber-frame ceiling with surround-sound
- Commercial kitchen area
- Laundry room
- Bonus room ideal for fitness or flexible use

### Outdoor Living

- Covered entertainment area beneath the timber lean-to
- Picturesque views overlooking one of the ponds

## WATER, SEPTIC & DRAINAGE SYSTEMS

- Four septic systems plus one gray-water system
- All septic systems pumped every spring and fall
- Seven engineered dry wells directing runoff to the creek and holding ponds – no flooding concerns
- Dance Hall equipped with a crawl-space sump pump and backup alarm system

## GROUNDS & EXTERIOR AMENITIES

- 30+ irrigation zones with automated sprinklers
- All roofs recently replaced
- Six propane tanks (three buried, three above ground), including a leased 1,000-gallon tank serving the Barndominium
- Clearly pinned and easily identifiable property boundaries

## LUXURY GUEST EXPERIENCE

- Resort-wide upgrade to luxury bedding
- Brooke Moon fully refreshed with new furnishings, décor, linens, and kitchenware – ready for bookings
- Private hot tubs installed at every unit for elevated guest enjoyment

## LUXURY MANAGEMENT & BRAND ELEVATION

- Resort operations now led by a management team dedicated to providing guests with a stress free stay.
- Recent repositioning of the property toward a high-end luxury guest experience
- Enhancements include elevated décor, refined amenities, optimized pricing, and strategic revenue planning
- New booking structures and revenue projections currently underway