



3011 Elk Ridge Hurdle Mills, NC 27541

- HVAC zones: (1) Main Level (2) Master Suite (3) Second Level (4) Flex Room
Main Level: dual system/electric with gas back up
Master Suite: dual system/electric with gas back up
Second Level: electric
Flex Room (converted attached garage): electric ductless wall system
- 2 Water Heaters:
Main Level: propane gas, located in garage/flex room
Second Level: electric, located in 3rd bedroom eave storage
- Sound reduction insulation between the Family Room and Master Suite
- Automatic Generator provides electricity during power outages to these areas:
3 car detached garage, flex room, main level (except AC in master bedroom, gas heat only)
- Living Room and Bonus Room wired for surround sound system
- Storage/Studio Building (12x24) with wall unit air conditioning/heat pump
- *Additional 2-bedroom perk site in rear of property (permit has expired) for potential barn/adu
- * Unfinished area (650 sqft.) above the detached garage has roughed-in plumbing for potential finished space

**Refer to the Orange County Planning Dept. 919-245-2575*

