

# Aboit Township No.4 Schoolhouse



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Fort Wayne, IN 46814



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# Schoolhouse ~ Living Area ~ Dining Area



- Custom built island with walnut slab & breakfast bar separating the school house and the addition
- Original tooling marks on bricks from schoolhouse to addition
- Damaged flooring areas were replaced with 1800s reclaimed barn wood planks
- Reclaimed industrial glass light housings above the kitchen work area
- 6 foot wainscoting covers a layer of insulation on all walls
- Original exposed chalkboards with writing predating 1938
- Barn Beam mantle chandelier with sconces
- Ceiling wired for projector
- Original fireplace (not functional)
- Reclaimed barn beam supports
- Two oversized 72 inch ceiling fans
- Original cherry wood floors refinished
- (10) 7 foot tall windows, double hung vinyl

- Schoolhouse walls are two brick layers. There is an air gap between the brick layers for insulation. There are holes in the brick, inside the schoolhouse. These are MEANT to be there and are called weep holes, which let moisture evaporate from between the double layer of brick in the walls. Do not fill them (help prevent walls from deteriorating)



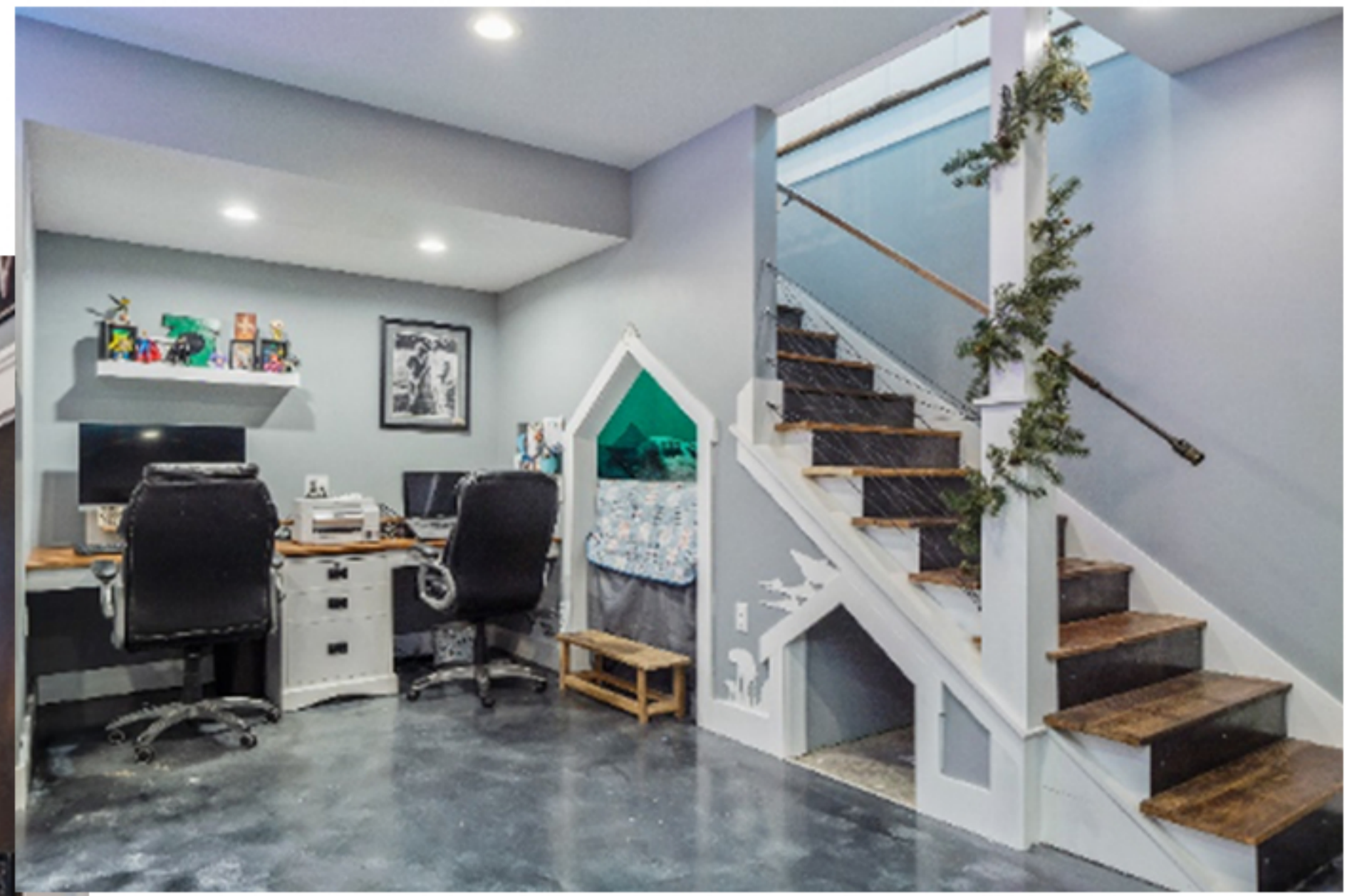
## Kitchen

- Kitchen area has cherry cabinets
- Hammered copper farm sink
- 12 foot tall ceilings
- Black stainless steel GE profile appliances
- Soapstone countertops from NY quarry
- Under cabinet lighting
- Walk-in pantry

- Open floor to ceiling reclaimed pipe & wood shelving
- Reclaimed floors - these were wainscoting from schoolhouse that were saved and repurposed

## Entryway/Hallway

- Entry way custom built-in shelving niches + lockers for coat/shoe storage
- Main level laundry room with utility sink
- Principal's door sliding on a metal frame in the utility closet of laundry room is from Ft Dodge, Iowa school that was demolished in 2018 (5 generations of family went there)
- Laundry room utility closet houses WiFi router and essential items like battery backup for water sensors downstairs in sump pump
- Floor is again repurposed reclaimed wainscoting from the schoolhouse



## Side Entrance & Stairwell

- Reclaimed wood floors through addition

- Inside entry door is a custom key drop & built-in shelving niches; table housing hides the duct return
- Custom reclaimed barnwood stair treads with custom webbing at stair rails end
- Quirky walking edge next to stairs so you can reach the windows, Handholds are in place
- Reclaimed wood swing gate at top of stairs
- Steel-capped newel posts are reclaimed barn beams
- Stair railing custom by local welder with fence-style, designed to let light through (removable panels)

## Lower Level

- Built-in sleeping quarter for children under stairs with personal LED light and bluetooth speaker; storage underneath bed; new unused mattress
- Custom under TV cabinet houses two adult beds with new unused mattresses. Cabinet is topped with reclaimed wood & storage cabinets on either side
- Basement fully done with daylight windows and 9' ceilings
- Doghouse under stairs & cat door entrance into utility room
- Three opening windows for emergency exit if needed
- Cherry top computer desk-area (Star Wars themed)
- Post support wrapped with reclaimed barnwood
- Wall mounted shelves will stay
- TV is wall mounted
- Sliding barn door to utility room
- Epoxy sealed floor

## Master Bedroom



- Pocket Doors
- Outside access onto rear patio
- TV access
- Crown molding with LED multi-light illumination
- Dual personal fans above bed
- Dual personal reading light sconces

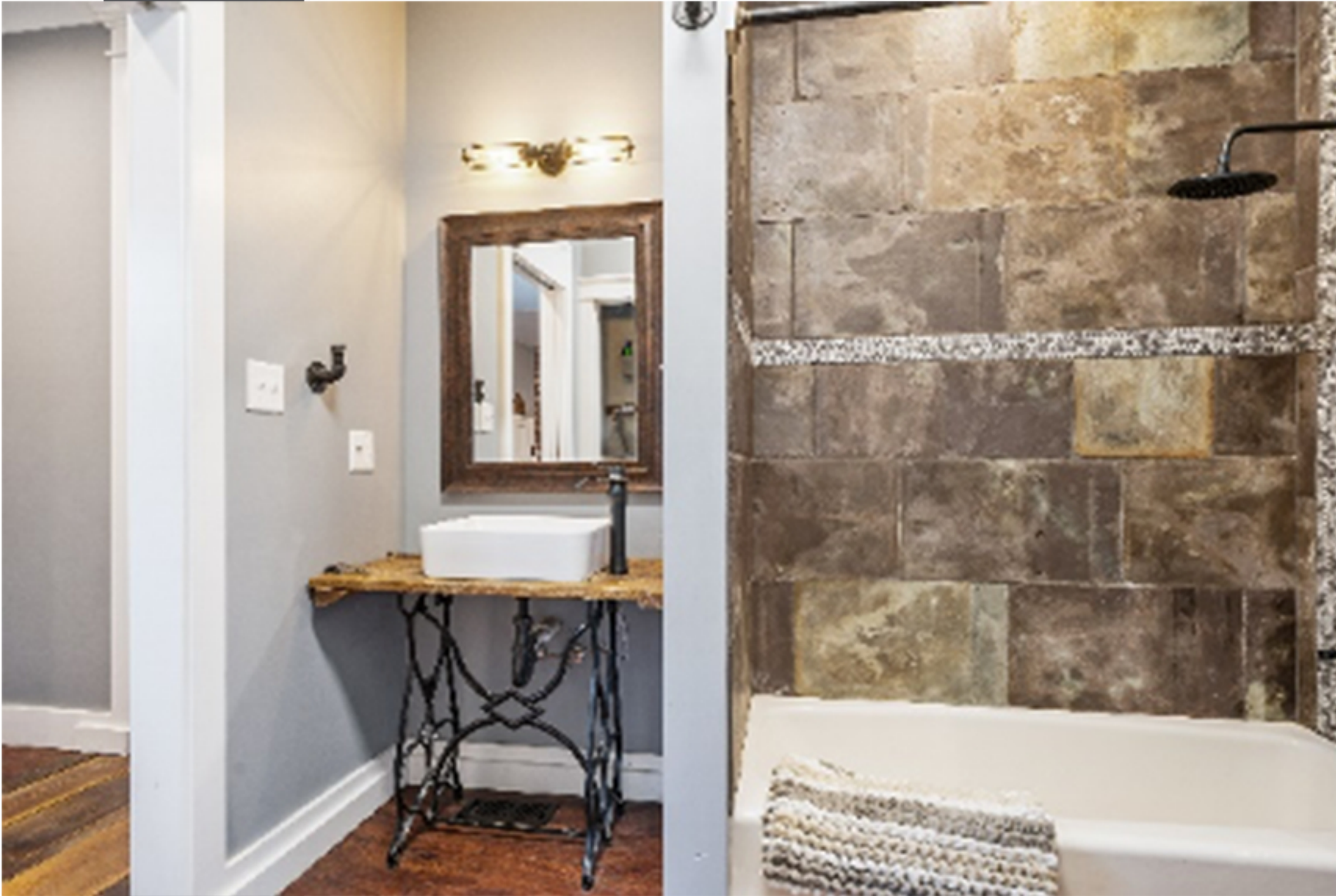
## Master Bathroom

- Custom vanity with LED lights under glass & brown slate roof pieces inside counter top
- Walk-in handicap accessible shower with full body jet system
- Seperate toilet area with LED light and bluetooth speaker
- Dual glass sinks
- Custom tiled river bed floor
- Heated towel rack
- Closet system in place
- Belt rack
- Pocket doors
- Attic access
- Added duct fans
- Walk-in closet



## 2nd Bathroom

- Jack and Jill style
- Reclaimed barn door counter top on reclaimed sewing machine base & farmhouse sink
- Reclaimed slate tile used in the shower surround (slate tile from a reclaimed horse barn on West Hamilton Rd)
- Seperate enclosed toilet room for privacy with LED light and bluetooth speaker
- Waterproof flooring
- Slate barn stable in both shower surrounds



## 2nd Bedroom

- Ceiling Fan
- Crown molding
- TV access
- Full size closet





## Outside

- New front concrete entrance and rocked area
- Slate (from other sources) added to overhangs on sides for cohesiveness
- Gutters run into buried downspouts and into French drains that run out to edge of property
- Flip switch inside house for exterior outlet on east side of house for lights and other outdoor items
- Entrance has cedar shingles outside for cohesiveness
- Limestone foundation is abnormally deep, believed to be 8 feet. Foundation is only off balance 1/4" from side to side. Over-built which is typical of a John Wing structure.
- Outside brick was professionally seal coated three years ago. Supposed to last five years
- Can build garage in SW corner, gravel packing area
- Access & use of pond, deck, sidewalk (west side of property of neighboring subdivision)
- Small deck outside master bedroom through French doors
- Partially exposed concrete pad next to pool for seating area
- Air conditioner mounted off the ground so it survives longer
- Trex Decking used for entrances (extra pieces kept for repairs)
- Air conditioner mounted off ground so it survives longer
- Water and utilities run around perimeter & to house
- 2 identical side entrances with porches
- Motion sensor lighting
- Peat gravel firepit area
- Original well hydrant pump
- 40 year metal roof on addition
- Board and Batten Vinyl siding
- Original slate roof on school
- Exterior window trim is hardy plank
- Original concrete stairs to front entrance
- Exterior outlets for lighting

## Misc. Information and Included Features

- Blown-in insulation above ceilings
- 3 ft crawl space with mechanicals (piping, wiring, etc)
- Back up sump pump
- Built-in wireless speaker and ambient lighting
- ES & USB ports wired throughout the house
- Wired with Cat6 Ethernet throughout
- Interior back carved by Lathe
- Trim & crown molding is poplar
- 50 gallon water heater
- Old carvings
- Humidifier
- Pocket doors
- Low utilities
- American standard high efficiency furnace

## New-In 2020 Master Spas Swimspa Exercise Pool

- Equipment and custom built stairs retails at over 32k. Year round swim and spa
- Pool has topper with remote arms to make it easy to open
- LED lights & bluetooth music system hung around pool & surrounding area

### Included With Property

Oven/range(gas), dishwasher, fridge, microwave,  
dryer (electric), sump pump and battery backup, shed,  
3 wall mounted TV's,

2 built-in beds (lower level - 2 adult size under media center/ children's under staircase)