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Boat Description and Size - 102' Long x 20' Wide Custom Built Houseboat Wide Cabin Steps Port Side Cabin

Front Deck-159" Long Cabin-70" Long Rear Deck-12" Long Swim Platform-4' Long
 *Rear Wide Cabin Steps on Deck to Roof-30" Wide *8'6" TALL Thermopane Insulated Sides
Engine Package - Twin Mercruiser 350 MAG 5.7L MPI w/ Bravo II Outdrives - Counter Rotation
 Westerbeke 22.5 KW 4-Cyl Engine Generator - **COSAFEE** - EFI Engine
 Hydrant/Autofuel Large Bow & Large Stern Thrusters - Dual Controls
 *Remote Control for Stern Thruster Application

Equipment List

2-190 Fuel Tanks	Halon Auto Extinguisher Engine Compartment	Coast Guard Wiring	Ring Buoy
4-80 Gal Water Tanks	3-Cabin Fire Extinguishers	Boat Hook	Bell
4-80 Gal Holding Tanks	Gas Shocks on Outside Hatches	12 Life Jacks	3-Bilge Pumps/Auto
20 Gal Water Heater(2)	8 Black Bumpers	5-Batteries-Eng Rm	2-Blowers Eng. Comp
4-80 Gal Grey Water Tanks w/ Inline Mincerator to pump to Pump Out Locations			

Exterior Features

3/16" Aluminum Hull ANODIZED 1-1/2" Aluminum Railings(All) Fiberglass Superstructure
 Trimed Wds & Doors Exterior Painted Stripes(DuPont Imron) 8" 6" Thermopane Insulation Pkg(Interior & Exterior Walls)

HVAC

Front Carrier Unit - Compressor on Back Deck

Front Deck

Outside Floodlights on Corners Storage Hatch on Deck-2 Ceiling Fan-2 CAPPED ALUMINUM Rail Siding & Gates
 Gates on Deck Openings 2-25 Shore Cord 220/50 Aluminum Softlin New Style Deck Lighting in Ceiling(6)
 Rope Lvs on W/C Steps 110 Rope Lt Front Deck Area Front Deck Roof Drain(2)
 Recessed Gang Plank Front Bow Area Inverter Hatch on HD for Batteries-DUAL Curt Total 36 BATT'S

Rear Deck

Outside Floodlights on Corners 3-Rail ALUMINUM Siding-All Gates & Rails Aluminum Softlin
 1-Decking Swim Ladder under Swim Platform 2-Swim Deck Station Bars New Deck Lights-6 Ceiling Fan-2
 One Rear Deck Locker(Under Stairs on Rear) PWC Pump on Rear Deck(Draw Bath Tanks) Rear Deck Shower(H&C)
 110 Rope Lt on Rear Deck DUAL PWC Bunks on Rear w/ 2-Removable 12v Winches w/ 4-Supports R.D. Roof Drains
 Radius Rear Swim Platform & Radius Roof Section w/ Roof Rail on Radius/Cruise Rail Radius on Top) SLIDE on Starboard Side w/ 12v Lake Water Supply

Appliances

Custom Style Refrigerator w/ Stainless Front 30" S/C-Radiant Range-GE 30" Microwave-GE 15"-Trash Compactor-GE
 U-Line Undercounter Ice-maker w/ Raised Panel Drs 27" Stack Washer/Dryer-GE 24" Dishwasher-GE
 (Stainless Steel Packages, Stove/Microw, D/W will have accent Black w/ Stainless) Continued on Page 2

Electronics

Instruments-Upper & Lower Helm Tach/Temp/Oil Pressure/Volt Gauges Instruments Lower Helm Water/Waste/Fuel Gauges
 Coast Guard Running Lights & Anchor Lights Battery Charger Engine Compartment -3-Bank Charger-30A Service 220V/50A Service-Dual Service
 AM/FM CD Player & 10-Speakers -12V Electrical Control Panel 110/12V(2) C/D Dec-ALL Bedrooms
 Radar Indicators Upper & Lower Helms Dual-Ship Shore Radio w/ 8' Antenna 12V Air Horn on Bridge
 MNC Electronic Controls 12V Air Horn on Bridge COLOR Back-Up Camera on Helm
 Dual Station Depth Finder-Radarmarine & Dual Station C.Flash 110 Spotlight
 KVH CS - Auto Tracking DSS Dome on Bridge Top (3) Receivers(Cust must Activate) w/ Multi-Plan Switch - Set-Up for Dish Network
 See Note on Battery Hatches for Customers Inverter Set-Up - Hatches + Pre-Wire (Special Wire-Customer to Supply)
 BUELL Air Horn on Front Up & Over Boom on Bridge/Carise Finch 110 Spotlight on Front Boom over Bridge

Upper Deck

Walk Thru Flybridge w/ SURROUND SEATING, Full Windshield, Helm Chair, Canvas Cover, Fiberglass Hand Top Over(L-FRAN)
 RADUIS Aluminum Arch for Flybridge(RADUIS-2) 3-Rail Upper Deck Canvas Rear Deck Roof Drains Flag Pole(2)
 30"x20" INSEET Fiberglass Party Top w/ 4-RADUIS Aluminum Arches w/ 110 Rope Lt & 110 Lvs & 3-Fan w/ 4-Speakers
 Dual - Fiberglass Roof Encroachment Units w/ Ice & Refrig / Built-In Sink(1) / 3-12v Lvs@ / Canvas Covers & NO-Bar Stools
 Fiberglass Unit w/ Stainless Steel Grill w/ Canvas Cover Anodized CRUISE RAIL on Upper Roof Rails
 4-Radius Shark Fins Arches on Top of Party Top(Front & Rear) w/ BOOM ARCH on Front & Rear of Party Top
 2-Radius Fins on Hand Top over Bridge w/ Boom Arch Aluminum Hand Side Between PT Arches on Roof
 Dual Gates on Roof(1) by Bridge for Front Access(PORT) & 1-Jump Gate - See Side Profile for Location
 Aluminum TV Box on Roof fw 26" Stamp Aquos TV Installed w/ Room for Components Below

Cabin Features

Two Full Bathes(2-Radius w/ Seat) OIL BRONZE PACKAGE / Exhaust Fans
 Mirror Medicine Cabinets with Lvs Eyeball Lighting in Galley Area Ceiling
 Maple Paneling & Maple Cabinets(Kitchen/Direct/Bath Vanities) Carpet / Spreads & Shams / Romans & Wood Blinds / Door & Rd Wd Drapes
 4-Bedroom Set-Up(1-Office Room) Large Built-In Dinette Table w/ 8-Bar Stools (24") w/ Curtains Top & Storage Under Base w/ Special Design Softfit over Table
 CROWN Mold & Rope Trim Package Front Rear Area & Master 110 Rope Lt Behind Corbin Boards Front Room Area
 Large Built-In Dinette Table w/ 8-Bar Stools (24") w/ Curtains Top & Storage Under Base w/ Special Design Softfit over Table
 Laminate Flooring Kitchen Area/Hallway & Bath Baths Wood Ceiling Trim on All Windows-See Plan for Location
 Built-In TV Entertainment Unit Front Room-Deluxe w/ Wood Doors on Unit w/ 110 Stereo Inside Cabinet Area
 CORNAN-w/Master Bedroom / Direct Area in Front Room / Dry Bar / Bath Vanity Tops Deluxe Helm Wheel
 Padded Fabric Handboards Master Bedroom / Upper Bedrm / Lower Bedroom w/ Mirror Pkg & Sence Lvs on Mirror in forward Cuddy
 Trey Ceiling in Front Room w/ Marpa Bart Laminate Accent on Ceiling w/ Crown/Rope Accent(Inside w/ Rope Lt) Sharpe Anno s.45" in Custom TV Ent Unit-Salon
 Solid Wood Trim Throughout /Six-Panel Hinged Doors & Pocket Doors Deluxe Sectional Sofa Front Room w/ Breckton Helm Chair
 SAVAGE-Deluxe Underwater Lighting on Rear of Boat Sence Lights(3) Front Hall to Rear
 BURL WOOD -TV Ent Unit / Helm Lower / Inside Trey Ceiling Salon Area Casting Close Doors - ALL
 Customer Supply Sinks in Bath - Special Mount w/ Rope Light Under Sinks Reverse Trey over Master Bed w/ Marpa & Fan
 FOOD WAITER from Lower to Upper Bar - See Plan on Location Special KOHLER Kitchen Sink Fixture
 DBL RUB Cabinets (Kitchen/Dinette / Baths Only) DECO Metal Accents in TV Entertainment Unit w/ Special Knobs
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Special Applications

2006 Year Model

SHARPE Thermopane Insulation Package - 8'6" TALL Sides(White Insulated Exterior Doors & White Windows)
 Oil Change Station in Engine Room for all Three Engines-2-Misc & Westerbeke Generator
 On Generator-2-Misc & Westerbeke Generator
 Redundant Bow & Stern Thruster - PTO off Generator - DUAL Controls - LARGE Units
 Anodized Front & Rear Deck Rails / Anodized Roof Rails & Pery Top Support Arms / Aluminum Grab Rail / Cruise Rail
 Aluminum Rail Skirting on P(CANPED) & R. Decks(3-Rail on Rear)
 Sharpe Aquos LCD 47" TV From Room(Special Design) w/ Surround Sounds Sys w/ Subwoofer / ELAN Zone Sys Rec w/ Key Pads
 Sharpe Aquos LCD 47" TV From Room(Special Design) w/ Surround Sounds Speakers & Velocity Subwoofer
 Dolby Digital Receiver / 5-Disc CD Changer / DVD / Hi-Fi VCR + 5-Surround Sound System w/ Elan System
 Sharpe Aquos 26" LCD TV Master Bedroom w/ Bath Mount on Wall XMA RECEIVER w/ Elan System
 Outdoor Speakers w/ Volume Controls Front Deck(2) / Rear Deck(2) / Party Top(4) / Bridge(2) Dima 2-660 & 1-650
 12V Leds Washdown Pump w/ (3) Outlets
 In-cabin Customers Floor Sate in Cabin Area - See Plan for Location
 Flocker Variable Speed Fresh Water Pump (12v)
 In-cabin Alternator (fin-line) on Pump Out for Grey Water Tanks & 2-In-Line Mincerators for Holding Tanks
 General Boating X-6 Filter System w/ Lake Pump for Water Supply w/ (1) Extra Filter for System

Outback 16,000 watt inverter system (120/240 vac)

Outback MX 60 Controller

Outback Mate (remote controller)

16-12 volt Deka AGM no maintenance sealed batteries

24-160V Photovoltaic (Solar) Panels

Winter enclosures (front deck, rear deck, and fly bridge)

Summer enclosures (front deck, back deck, party top)

Video Security system (9-camera infrared)

2-160 Gigabyte Hard drive Recorders

Viper Satellite Alarm System (monitored-Satellite tracking and event notification)

2006 227 FSI Bennington Pontoon Boat with trailer (\$40,000 value)

Fish and Ski Package, all upgrades including 115 HP 4-cycle Yamaha Outboard

Fully furnished (including Artwork, Tropicane front deck and party top furniture)

Purchase includes "D" Dock at Bidwell Marina: a premium reinforced 130' semi-private dock.

PACKAGED AND PRICED TO SELL AT: \$875,000.00