

Improvements / Features

Kitchen

Spacious kitchen with 10 ft ceiling includes an oversized brick prep island and a huge 6 ft x 4 ft cooking brick fireplace with gas. The gas cooktop on the kitchen island includes a downdraft vent. Accent timbers over the kitchen and mantle over the fireplace are hand-hewn log timbers from a Kentucky log cabin originally built in 1690. ½ Bath is located to the kitchen. Kitchen garden has 1 orange tree, 1 lemon tree and 2 lime trees.

Dog Room

Kennel room includes cabinets, a utility sink, and an elevated tub for washing dogs. There is a dog door to allow the dogs access to the dog yard. It can be closed off when dogs need to be kept out of the house.

Bar

The bar was originally built for a small British pub in the early 1900's. The house was built around the bar and the bar will remain in the house.

Greatroom

The greatroom is the centerpiece of the house and is a large space ideal for entertaining. It includes a vaulted ceiling with rustic timber trusses and hardwood flooring. The hand-hewn timber mantle over the fireplace is from a Kentucky log cabin originally built in 1690. The room had lots of natural light and Texas star wooden shutters on the windows.

Master Suite

The house includes a his and hers master suite with an adjoining bathroom. Both master bedrooms include large closets with ample storage. The master bedrooms are on separate A/C units so the temperature in each room can be controlled separately. A remodel of the master bath has been started, but not completed. The bath includes a double walk in shower and a jacuzzi tub.

General

The doors throughout the house have been widened for wheelchair accessibility. The house includes 3 A/C units that are all less than 5 years old. There is 1 – 40 gallon water heater for the kitchen and dog room and 1 – 50 gallon water heater for the bedroom baths. Both water heaters are less than 1 year old.

The house was constructed with 6-inch walls to allow for thicker insulation. The foundation includes deep grade beams resting on a hard sand layer in order to minimize any potential settlement. The house slab is 5-inches thick with a substantial amount of structural reinforcement.

The lot includes a 50 amp RV electrical hookup and an RV dump station.

The house, garage, and barn DID NOT FLOOD!

Front Porch

The wide front porch runs the entire length of the ranch style house. It is a great place to sit and enjoy the beautiful view and watch the squirrels, rabbits and owls; or just watch the horses graze in the yard. The neighborhood has spacious lots allowing a touch of country living in the middle of town. It is a great place to go for a walk, run or bike ride.

Pool Area

The pool equipment (pumps / filters / Polaris) is all less than 1-2 years old. The pool equipment is located in a separate room in the garage (not outdoors). The pool includes an electric lift for handicap access. There is also a handrail available for the steps.

4-Car Garage

The 50 ft x 50 ft garage has ample space for 4 cars. It also includes a large workshop, several storage closets and a ½ bath with a utility sink. The garage includes skylights for natural light when closed. There are front and rear garage doors for drive through access to the back yard and for ample ventilation when working in the garage.

The garage has a separate stair access to a large attic space. Since there is already plumbing provided to the garage, the large attic space can easily be converted to a separate apartment space.

Like the house, the foundation includes deep grade beams resting on a hard sand layer in order to minimize any potential settlement. The garage slab is 6-inches thick with a substantial amount of structural reinforcement. An additional 50 ft x 50 ft apron slab is provided in front of the garage for additional parking and includes a white picket fence around the parking area.

Barn

The 50 ft x 50 ft barn has 3 spacious (16 ft x 19 ft) stalls that are large enough for your largest horse and all of the stalls are large enough to be used as fouling stalls. The stalls DO NOT have concrete floors. There is 18-inches of sand and gravel below the stall bedding. The stall dividers are custom built with an open design to allow for maximum air flow during hot weather. Each stall includes heavy Dutch style doors that allow for direct turn out to the paddocks.

The barn includes 2 garage doors that can be opened to create a breezeway during warm weather for maximum air flow. During cold weather, the barn doors can be closed and can be heated to a comfortable temperature using a single 1000W electric heater so it is not necessary to blanket horses in the winter.

There is a spacious tack room – big enough for all your stuff. It includes a through-the-wall A/C unit for climate control to protect your leather. The barn also includes a separate feed room large enough to hold 2 full pallets of shavings bundles and 1 full pallet of feed with room to spare. There is plenty of extra room in the barn for your yard equipment, golf cart, ATV, or buggy.

There is a separate hay barn large enough for 150-200 bales of hay. The manure / shavings composting bin is located behind the hay barn and away from the main barn for fly control.

The barn is constructed with a 10 ft ceiling and drywall construction per city building code requirements to minimize fire risks. The exterior stall walls are plated with ¾-inch plywood on top of the drywall to protect the walls from the horses. The main grooming area includes a concrete floor for easy maintenance. The barn includes electrical outlets throughout and a utility sink in the main grooming area.

There are 2 turn out paddocks for the horses and a separate yard for the dogs. The pool area includes it's own fence too. An 8 ft tall solid privacy fence is provided around the entire perimeter of the horse paddocks and dog yard. The lot has numerous large, mature shade trees that provide ample shade on the hottest days. The large trees attract ample wildlife for a touch of country living in the middle of town.