



5345 Deep Forest Trail

4 bedrooms or 3 bedrooms and an office

23.4 Acres

Ag exempt - livestock

\$749,000

5/8" Artisan Hardy board on the exterior of the house which is twice the thickness of the standard Hardy Board. Gives deeper shadow lines and has better insulation factors. More closely replicates the aesthetic of traditional wood siding.

Large porches

Dual stage two zone 16 SER heat pump

Highly efficient open cell insulation on all exterior walls and ceiling rafters

Standing seam 24 gauge metal roof

5 custom maple French doors across the front of the house

25 bell bottom piers under the slab and porches

Concrete slab for the main portion of the house with pier and beam porches

Water filtration and softener system for the house

Upgrade 20K Cummins propane whole house generator. Automatic switch so you are never without electricity (takes about 30 seconds for the generator to start and power up). You may not even notice when you lose external power from Mid-South Synergy. Professionally maintained since the house was built.

Large propane tank (I think that it is 500 gallons) so that the generator can run for extended periods

Automatic Irrigation system in front and side garden beds

Water and power has been run for the installation of irrigation in the back of the house at a later date.

High capacity septic engineered for 4 bedrooms

Double pane windows and doors

Wood and/or gas fireplace

3/4" Solid white oak floors on screeds throughout downstairs as well as the stair treads

French doors across the entire back of the house including the master bedroom

All custom cabinets built on site  
Double crown molding throughout the downstairs  
Large farm sink  
Drawer microwave in the island  
Propane stove and ovens  
Under cabinet lighting  
Drawers instead of shelving inside the butler's pantry  
Soft close drawers in the kitchen  
Recess lighting throughout  
Dimmer switches on many of the light switches  
No exposed electrical plugs in the backsplash. Electrical plugs are hidden in the cabinet lighting strips  
Exhaust vent in washroom  
The walls of the washroom are all insulated to reduce the noise to the living area created while running the washer and dryer  
The wall between the family room and the master bedroom is insulated to reduce the amount of noise pollution from the television and conversation into the master bedroom  
Commercial exhaust fan over the stove  
Top end Sherwin Williams paint throughout the house.  
High efficiency appliances  
Extremely quiet running dish washer  
Walk in attic  
Plantation shutters  
30' by 40' metal building on slab with w garage doors to allow extra ventilation as well as an attached 20' by 40' covered area on the back of the building to store tractors and other equipment  
16' by 30' metal out building on a slab. Could be easily modified into horse stalls.  
Chicken house  
Pump house  
Improved pasture with pond.  
Fully fenced with 4" x 4" square field fence.  
The average power bill for the past 12 months has been \$145 per month.  
Water well and septic are on site so there are no outside costs for water or sewer  
Total property taxes were \$4,095.50 last year with Ag exemption.  
Private road maintenance fee was \$450 per lot last year. We have two lots so the total was \$900.