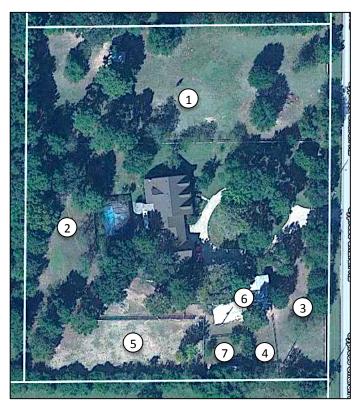


Property Features: 19445 Cypress Church Rd Exterior Features:

•Outdoor pool & spa, newly re-plastered, with a Floridastyle screen enclosure

- •Large Patio; Covered Arbor
- •Porte-cochere -covered parking between house & garage
- Deep setback, circular driveway & extra parking
- •2 Car Garage, finished flex-room room above garage with separate AC system and half bath
- •Workshop/Studio w/AC & attached Barn 2,472 SF
- Propane Tank on property
- Pump house for well between garage & outbuilding
- Recent Roof 2017 with a transferrable warranty
- •2 Recent AC units & 2 Recent Heating units
- •Full coverage sprinkler system
- •Established raised beds for gardening
- •Entire 3.95 acres has a dog-proof fence
- Crushed Granite Pad for RV/Trailer storage Interior Features:
- •High ceilings, Crown molding, Hardwoods thru-out
- •Slate flooring in living areas; stainless appls, granite
- •Stone clad Gas-log Fireplace
- •2 Digitally programmable Nest Thermostats
- •Ceiling Fans in all rooms
- •Energy Star Appliances
- Insulated Double pane windows
- Fiberglass Batt insulation throughout
- •Add'l. 10'x20' attached screened in porch facing pool
- •2nd floor walk-in attic offers extra storage in house
- •Full Laundry room with sink, cabinets & ample storage
- •Washer/dryer/refrigerator/freezer included



Outdoor Features:

3.95 park-like wooded acres fenced and cross fenced

- 1) Large riding pasture, fenced, gated with
- $20^\prime x \ 20^\prime$ covered shelter and water for horses
- 2) Fenced, gated pasture with water and shelter
- 3) Fenced paddock with stall access and water
- 4) Fenced paddock with stall access and water

5) Regulation-sized dressage arena with center line opening

6) Three stall barn with 12 foot roll-up doors on each end of alley with Automatic Watering System. Rubber flooring throughout, including stalls. Easily accessible hay storage. Indoor and outdoor wash racks. Climate controlled feed room, tack room and additional rooms for storage or other uses with cabinetry, electricity and plumbing. Currently separate room houses an indoor/ outdoor climate controlled aviary. Building was used by previous owner for offices and a workshop.

7) Separate enclosure/paddock that owners formerly used to raise chickens

*Lots of mature trees and landscaping. Several types of oaks, sycamores and pines. Several types of fruit and citrus trees.