

## Special Features List

### Land/Outside:

- Cleared an additional 2 acres, creating paddock area for horses
- 5 stall barn (10x12) with pipe panels and rubber mats
- Trailhead leads out the rear of the property to equestrian community trails
- Stone fire pit
- Beautifully landscaped in a forest of trees
- Automatic irrigation system
- New roof with lifetime warranty
- Upgraded radiant barrier
- Upgraded insulation on entire home
- Leaf Filter Gutter Protection System
- Paved circle driveway
- Custom LED lighting outside along with gas carriage lamps
- Beautiful stonework on home
- Copper roofs over bay windows
- Drive through covered grand entry way
- Elevated foundation site
- Utilities placed for private well
- Home wired for generator

### Whole House Upgrades:

- Timber beams throughout every room
- Pelican whole house water filter and saltless water softener
- 2 tankless hot water heaters
- Double pan duel directional screened windows
- Benjamin Moore custom paint
- Custom ceiling fans in every room
- Wood plank tile
- 6-inch baseboards
- Brand new electrical outlets

### Entrance:

- Tile entrance
- Custom chandelier
- Custom glass door with Texas Star

### Kitchen:

- Stainless steel Kitchenaid appliances
- Granite countertops
- Raised bar (seating for 6 plus)
- Custom, tall stained hardwood oak cabinets
- Custom LED lights in countertop and above cabinets
- Oil rubbed bronze fast

- Large island

#### Living Room:

- Open concept
- Large built in bookshelf/entertainment center with custom LED lights
- Stone faced fireplace with custom mantel
- 3 large windows opening into the indoor pool area

#### Master Bedroom:

- Picture windows overlooking backyard forest and stone firepit
- Extra large room
- Built in bookshelf from wood beams used in home construction

#### Master Bath:

- Spa like bathroom with free standing tub
- Walk in shower with bench and double shower heads
- Double sinks
- Granite counters
- Slate tile
- Separate water closet with duel flush toilet
- Custom lights
- Large and high windows with beautiful natural lighting and views

#### Master Closet:

- Large walk in closet with built in shelving
- Built in safe
- Prepped and ready to finish hidden safe room area

#### Bedrooms 2 & 3:

- Large walk-in closets with built in shelving
- Upgraded carpet and padding (John Hopkins Children's Hospital carpet padding)
- Bay windows

#### Upstairs:

- Huge game room flex space/second family room
- Huge 4<sup>th</sup> bedroom (almost 400 sq. ft.)

#### Garage and Carport:

- Epoxy covered concrete floor
- Large 4 car carport, easily used for RV/trailer storage
- Extra deep 2 car garage with garage door opener
- Extra secured storage area under carport

#### Indoor Swimming Pool:

- Beautiful indoor/outdoor feel, second kitchen in pool area with built in stainless steel BBQ pit, single burner stove, sink with individual hot water heater and built in stainless steel ice chest
- Beautiful indoor pebble tech swimming pool with custom enclosure, lighting and fans
- All pool equipment operated by cell phone/wifi
- Fitness area with large flat screen television