

Property Features

Acreage: 15.889 +/-

Property Info:

- Total Sq.ft. is 5253
 - First Floor is 3 bedrooms & 3.5 baths (3,122 sq.ft.), December 2009
 - Attached Guest House/2nd floor with private entrance (2,131 sq.ft.), 2006
 - Plantation shutters throughout
 - 2 A/C units - downstairs 2010/ upstairs was replaced 2018
 - 2018 water heater downstairs & 2014 upstairs water heater
 - ADT alarm system with motion sensors and glass break sensors
 - LED recessed lights & bulbs throughout (2020)
 - Handicap accessible
 - 3 foot doors throughout
 - Pre-wired/plumbed elevator from 1st floor to guest house/2nd Floor
- Port-Cochere Carport with 2 rotating ceiling fans
- 3 Car Garage
 - custom height raised to fit taller trucks/SUVs
 - freezer drop down space in garage with drain and water access
 - well tank, water softener and well chlorinator
 - secondary laundry room

Exterior Features:

Pool Area:

- Built in 2014, Saltwater Pool (39,000 gallon) with 9 ft deep end, volleyball attachments, beach entrance, fountain and umbrella stand
- Pentair Pool Equipment is concealed with lush landscaping
- PebbleTec in the pool interior (15 to 20 year warranty)
- Pool and Spa heated with propane tank
- Screen Logic controlled by app
- Spa (can easily seat 8-10 people)
- Rock Engineered Fire pit built in 2014 with rock seats and drain
- Outdoor kitchen with sink, mini ice maker, built-in propane grill (connected to main tank), and electrical outlet (2014)
- 2 covered patio areas with ceiling fans
- Working dry sauna with radio

Property Features

Interior Features:

Main Living Room:

- Remote controlled electric shades
- Floor to ceiling stone fireplace with over-sized hearth and propane ignition
- 21 ft high ceilings

Dining Room:

- Pass thru to the kitchen
- 10 foot recessed ceiling with up-lighting

Kitchen:

- Stainless appliances
- New GE dishwasher with warranty (2020)
- Gas cooktop
- Granite counters
- Kitchen island with electric outlets
- High/low breakfast bar with seating
- Custom cabinets with clear view decor drawers
- Built in wine rack
- Under cabinet pull out trash bin

Coffee Bar, Office Nook & Utility:

- Custom built in cabinets (top and bottom with drawers)
- Additional counter space for coffee bar/entertaining
- Additional walk-in pantry
- Built-in office nook
- Utility Space with cabinets above and additional counter space
- Half bath with under sink lighting
- Pre-wired elevator closet that leads to the second floor/guest house
- Two doors leading to Porte Cochere
- Interior entrance to guest house with stairs

Property Features

Interior Features:

Master Bedroom:

- 12 foot vaulted ceiling
- Double insulated walls
- Sitting Area

Master Bathroom:

- Dual vanities with granite counters
- Custom vanity drawers with clear view decor spaces
- Garden tub with sauna jets
- Walk in shower with seating & two shower heads
- Large closet with built-ins & window
- Private speakeasy door with access to outside pool area
- Custom control heater dial to heat up the bathroom separately

(First Floor Front) Secondary Bedroom:

- En-suite full bath with large shower
- Custom cabinets with clear view decor drawers
- Linen closet
- Walk in closet with built-ins
- 2nd mirror in bath will stay with the home
- Custom control heater dial to heat up the bathroom separately

(First Floor Middle) Secondary Bedroom/Office/Nursery:

- En-suite full bath with over-sized bathtub & shower
- Custom bathroom cabinets with clear view decor drawers
- Linen closet
- Double Door Closet with built-ins
- Custom control heater dial to heat up the bathroom separately

Property Features

Interior Features:

Attached Guest House/2nd Floor:

- Separate interior entrance & exterior entrance with doorbell
- Pre-wired/plumbed elevator
- Game room with floor to ceiling double pane windows looking out onto the pool & property
- Spacious family/media room with custom built-ins
- 14 ft vaulted ceiling in game and family/media room
- 9 ft ceilings throughout remaining studio area
- 300 sq. ft. walk in floored attic space
- Studio
 - full kitchen
 - slate tile backsplash and floor
 - stainless steel appliances
 - two tiered breakfast bar with granite counters & seating for 4
 - custom cabinets
 - under cabinet pull out trash bin
 - breakfast area
 - living room
 - bedroom
 - huge walk-in closet with built-ins & laundry chute to garage laundry room
 - full bath
 - separate walk-in shower with two shower heads & seating
 - garden tub
 - custom built cabinets
 - custom control heater dial to heat up the bathroom separately
- Water Heater downstairs in garage
- Pool table will convey

Property Features

Exterior Features:

Property Information:

- Wildlife Exemption
- No Flooding
- 533' deep well
- Aerobic septic system
- Propane tank (250 gallon) underground
- Buried electrical lines are underground with no visible overhead lines
- Fenced & cross fenced with 4 pastures
- 48" no climb fence
- Texas Bermuda grass & St Augustine for hay production
- Property line follows ditch line
- Gated entry with Solar power/battery operated keypad & lights
- 16 foot wide pavement drive (1/2 concrete and 1/2 asphalt)
- Copper & Composite Roof to match the exterior outbuildings
 - Rain gutters
 - Christmas light outlets in the eaves with inside switches
- Exterior Landscape lighting in all flower beds along with floods lights on home and shop has two dusk to dawn lights
- Irrigation system with 16 zones
- All drainage underground throughout

Property Features

Exterior Features:

Horse barn/stable: (1,225 sq.ft.):

- Built in 2007
- 5 stalls with combo feeders & tie downs
- Tack room with 7 cedar saddle holders & window
- Walk through gates & exterior gates in every stall
- 2 - 12 ft slide doors
- Concrete alley way
- Hay rack storage above door
- Barn faces south for south breeze
- Electrical lighting
- 1 frost proof water hose bib
- Items/Equipment in barn are negotiable with a separate bill of sale

Stocked Pond:

- Quarter of an acre pond with water feature
- Aerator in pond with small waterfall
- Stocked with 4 types of fish: catfish, koi, bream, & bass
- Auto float to keep pond full with well when needed

Work Shop:

- Mueller Building - 35 year warranty
- Gutters
- 120 x 40 ft is covered
- 40 x 60 ft is enclosed
 - half bathroom
 - Central A/C & Heat & Water
 - 14 x 14 foot doors to drive through (one electric and one manual)
- 2 Frost proof water hose bibs on both sides
- Items in shop are negotiable with a separate bill of sale