

1469 Kiemsteadt

**Living Room 24x20**

Features:

Stone fireplace with custom log mantle & propane starter

Curved TV on wall

Ceiling beams

Wood floors

Surround Sound

**Formal Dining 16x13**

Cove lighting

8 Light Chandelier

Surround Sound

Wood Floors

**Kitchen 19x16**

Large Island with chipped granite edge

Lower cabinets with pull outs

5 burner Stainless propane cooktop with water

Double convection GE Profile Ovens

Microwave

French door refrigerator

Ceiling Fan

Surround Sound

Under counter lighting

18" Tile Floors

**Butler's pantry just off kitchen 7x6**

Wood Floors

Under counter lights

Wine refrigerator

Page 2

1469 Kiemsteadt

**Breakfast Room 14x12**

Ceiling Fan w/ light

Wood Floor

**Study 13x12**

Wood Floor

Custom cabinets with 4 file drawers

Upper cabinet with lighting

Wood Blinds

Double doors

Surround sound

**Wet Bar 10x8**

Under Counter lighting

Drink refrigerator

Ice maker

Sink

**Laundry 16x10**

Custom cabinets throughout

Sink area

Under counter light

Liberty safe

18" tile floors

**Master bedroom 19x18**

Surround Sound

Page 3

1469 Kiemsteadt

**Huge Master closet 15x14**

Pocket door

His/Her sides

Built in dressers

Shoe Rack

Pull downs

Lots of upper storage

**Master Bath**

Pocket door

His/Her vanities

Shower

Corner tub

Built in seat

Large linen closet between bath and closet

**16x13 Bedroom**

**14x14 Bedroom**

**14x13 Bedroom**

**4 ½ bath**

One serves as MUD room directly off pool. All wet areas have 18" tile flooring, granite counter tops

Custom Pool with water fall

Cool Deck

Pool Speakers

Stone serving area with drawers and storage

Beverage refrigerator

Stained Ceiling

Page 4

1469 Kiemsteadt

Crown Molding

Custom Arches

Central Vacuum system

Low E Windows

2 Tankless water heaters

3 zoned A/C with propane heat

Whole house generator

Water softener

Sprinkler system (whole yard)

Pipe Fencing

2 Wells (1 for main house, 1 for guest house, horse barn, pool, sprinklers and all water troughs in fields, disconnect at creek)

Septic for main house 4 tanks (3 in yard) one outside pipe fence

Separate Septic for barn and guest house

8' Wood Doors throughout

### **Attic Area**

Two areas

A/C cooled (separate unit)

### **Guest House**

2 Bedrooms

1 Bath

Dining area

Kitchen with granite

Ceiling fans

Wood Floors

Page 5

1469 Kiemsteadt

**Horse Barn**

Office with a/c

Tack room

Hay Room

2 stalls (1 with turn out)

Bathroom

**Equipment barn 50x60 including overhang for addition equipment**

2 Electric Overhead roll up doors

3 Manual Doors

Water on 3 corners

Insulated

Large Electric Fan

**Hay Barn completed in Summer of 2019**

**Equipment Barn completed 2014**

**Custom home completed Dec. 2015**

3 Hay fields 1 with Tifton, 1 Partial Tifton, 1 Native

Metal Bridge

239+/- Acres

Working pens

Water to cattle fields

Most fencing replaced in the within the last 6 years

Page 6

1469 Kiemsteadt

4 Bedroom

4 ½ Baths

3 Car Garage with insulated doors