

# 18311 Kitzman Rd.

## Home Features

### Outside

- 2400 sq. ft barndominion/guest house with living room, full kitchen, laundry room, 2 bedroom, 2 full bathrooms, huge storage room, and a study. Guest house has spray foam insulation under roof, double insulated walls and is wired for internet.
- Generac standby generator that runs main house, garage, and guest house
- Oversized 3 car garage with workshop room
- Greenhouse with available water and electric hookup
- Outdoor gazebo outfitted with electric and plumbed for gas
- Outdoor firepit plumbed for gas
- Saltwater pool and hot tub
- 2 covered back patios
- Mosquito misting system
- Pond

### INTERIOR

- LED lighting
- Kitchen remodel which includes soft close drawers and 42" cabinets, undermount lighting, glass cabinet lighting, subway tile backsplash, 2 islands with storage, breakfast bar, quartz countertops, stainless steel double convection oven, 5 burner gas range
- Master bathroom remodel which includes oversized walk-in shower with dual shower heads, oversized soaker tub, dual sinks, separate vanity, coffee bar, and 210 sq. ft. custom closet addition with built in dressers, clothes island with storage and quartz counters, pull-out cabinets
- Plantation shutters
- Huge gameroom with gas log fireplace, ½ bath, built in shelves, and custom wood walls. Wet bar has drain and hookup for ice.
- Central vacuum system
- Hidden room behind bookshelf in master bedroom
- Vaulted ceiling in master bedroom with cedar beam
- Sitting room in master bedroom
- Surround sound throughout main house and outside back patio
- Dual sided cast stone gas fireplace in living room and kitchen
- Updated interior doors and hardware