

Feature Sheet

Property Highlights:

- 16.82 total acres
- Main Barn w/ 4 stalls, Full Bath, Electricity, 4 Stalls, concrete alley, Floor Drains Shelving, feed room & efficiency apartment
 - 2 12x12 stalls
 - 2 14x12 stalls
 - All stalls have feeders & fans
- Barn has one side w/ covered storage for hay & equipment
- Tack room w/AC, Full Kitchen & washing machine
- 200 ft x 70 ft Regulation Covered Dressage Arena w/1 Ton of Lite-foot added - \$6,000 - with Trailer Parking
- Fully Fenced - 4 Board Black Fence
- Carport - 2 Cars w/ Storage Room & Exercise Room w/AC & Flat screen TV (stays)
- 6-7 Acres w/Ag Exemption the rest is NOT exempt
- 7 Paddocks /7 Water Spigots for Water from well - Manual Irrigation
- Trees Include: Crepe Myrtles, Pecan, Magnolia, Fruit Trees, Water Oaks
- Garden w/Fountain, up lighting, seating around entire property
- Vegetable Garden
- Herb Garden
- Covered Storage
- Stocked pond
- Driveway Gate
- White Columns on each building
- Brick Paved Porches around the Carport, Front of home & Side of Barn
- Backyard has Patio Terrace with seating
- Great Drainage
- NEVER FLOODED!
- Neighboring 100 acres is open for horse riding

Home Features:

- ** Purchased in 2008 & have since completed a Full Remodel & Add On **
- METAL ROOF
- ALL ELECTRIC
- LED LIGHT THROUGHOUT
- 2 AC UNITS RUN HOME
- 1 AC UNIT IN CARPORT/FITNESS ROOM
- MUD Room with ½ bath & coat closet
- 4in Base Boards
- Plantation Shutters
- Anderson Windows
- Mahogany Doors - 9 ft Ceilings

Feature Sheet

- Office w/ Closet & Windows (could be a 4th bedroom)
- 24 x 16 Blue Sandstone Tile
- Massive Laundry Room w/Windows, Counterspace, Cabinets, Full Sink, Freezer & Washer & Dryer
- Pantry w/Built-in Shelves, Butcher block counter-tops, Beer Fridge, Built-in Wine Rack, subway tile backsplash & pocket Door
- Formal Den with French Doors out to the brick paved front porch, High Ceilings, 1 Exposed Brick wall painted white (formerly the outside of the garage)
- Kitchen has Granite counters, farmhouse sink, high end SS chef style appliances, custom cabinets, large island, Electric Cooktop, double ovens, wood floors, pocket doors to bedrooms
- Front Entry - Floor to Ceiling Stone Fireplace in the center of room Formal Living w/pitched ceilings
- TV Room at entrance
- Enclosed Sunroom with Shiplap ceilings & floor to ceiling windows
- Master Suite has double Mahogany Doors
- Master Bath has His & Her closets w/built-ins, block paneling, crown molding galore, seamless shower, claw foot tub for 2, travertine tiled shower & flooring, black & white leathered granite counters, double sinks, arched window above tub with amazing views