

# 14650 Broken Arrow Road - Custom Home Features



4-5 Bedrooms

2.5 Bathrooms

3104 Square Feet

3 Heat Pump HVAC (New HVAC units and parts 10yr parts warranty, 1 yr labor warranty)

Whole house air filtration system

Electrical 240-volt single phase 400-amp service

20kw backup generator (Generac) with whole house auto transfer switch

500-gallon propane tank

Roof – 30-year composition, 2017

Well – 455 ft deep (New pump and wiring 2022)

New water softener installed 2022

All new toilets

Sewer – Aerobic system, 2017 pumped (service and updated parts 2022)

Reward ICF walls, insulated concrete forms 2.5” of Styrofoam on one side. 6” concrete. 2.5” other side. Total 11” thick walls

Foundation – 5” slab with 52 piers 9ft deep 3ft bell bottoms

Lawn sprinkler system w/26 zones

All windows – double paned, impact resistant, windstorm certified

Security system – 15 cameras

3-4 access entries to walk in attics

2 secret shelving units

Granite counters throughout the home

Unique lighting throughout the home

Hansgrohe faucets from Germany throughout the home

Plantation Shutters

### **Primary Bedroom**

15.4 x 17.7 sf

25 ft high ceilings

Access to hot tub and pool

Access to private sitting area with bead board ceiling (13.5 x 10.4 sf)

Custom ceiling fans

Spiral staircase to small office with built-ins

Large custom window looking over foyer

### **Primary Closet**

17 x 9.11 (updated in 2017)

Custom built-in shelves, drawers, custom pull down hanging rack for each unit

### **Primary Bathroom**

Custom sinks with his and hers custom cabinets

Deep soaking Italian tub with glass window above and glass block windows

Bamboo glass pocket door to toilet

Access door to outdoor hot tub, pool and private sitting area

### **Living Room**

19.3 x 15.1 sf

Custom tile (wood planks)

Wainscoting

Crown molding

**Glass Sunroom**

10.4 x 25 sf

Custom built in cabinets with wine refrigerator, dual temperature

Pull out drawers

Flat screen TV

Double pane doors and windows

Air conditioned and 2 ceiling fans

**Laundry room**

12 x 11 sf

Custom cabinets with countertops

Custom folding counter

Large soaking Corian sink

Drain installed in utility room floor

**½ bath**

Marble flooring with custom design

Glass custom sink with mirror

Custom lighting

**Kitchen**

20 x 20 sf

Jenair gas range with hidden rise up vent fan

Jenair trash compactor

Under counter lighting

Kenmore refrigerator

Large island w/sink and dishwasher/room for barstools

### **Garage**

35.6 x 27 sf

Epoxy flooring

1 front rollup door 9x8 windstorm certified

1 front rollup door 16x8 windstorm certified

1 back rollup door 9x8 windstorm certified

15 x 15 work area

Hand sink in garage

Hot and cold-water faucet outside of main garage

Self-contained AC unit

### **Above Garage Suite**

Walk-in attic

Walk-in air-conditioned attic

This room can be a bedroom, office, theatre, etc.

A projector wall and projector included

### **RV Barn**

50 x 30 sf

100-amp electrical service

50-amp RV outlet

### **Car Museum**

AC heat pump mini split units up and down

3 car garage doors with automatic openers and windstorm certified

3 Icehouse glass garage doors windstorm certified

1 barn style sliding door

Fresh air intake upstairs

Tin Wainscoting

Ceiling fans

Electric oven with gas cooktop

Full size sink

Tiled flooring

Speakers

Office area upstairs

Secret shelving unit

Mini bar with custom built cabinets upstairs

Custom built entertainment center

Custom shutters

Full size sinks with hot and cold water

Granite countertops

Closet and storage under stairs

### **Garden Shed**

Pool equipment

Garden hose and accessories

Water filter and water pump

### **Shop**

30 x 40 sf windstorm building

Auto Lift

AC unit heat pump

200 amp

Large sink

2 9x8 garage doors with openers

3 built in cabinets

2 air hose stations

Separate electric meter

### **Lawn Mower Shed**

24 x 10 sf

Gravel flooring

Running water

Interior lighting and outlets

1-6ft rollup door 1-5ft rollup door

Outdoor hand sink

### **Outside**

Landscaping for property – worth over \$25000

2017 Hot tub with Pergola

2011 Pool 3/5/3 ft with sun shelf and ceramic turtles

Brand new \$7k pool skimmer

Dual lighting in pool

Pencil bubbles on sun shelf

Underwater walk down ramp in pool

Deck draining

2022 pool motor

Underground water hose to fill pool

2 propane fire pits

Outdoor shower

6" slab for RV Custom fencing with custom gate