

Upgrades and Features

- Newly remodeled kitchen with solid wood cabinets
- Island kitchen
- Quartz counters
- Gas cooktop
- Stainless steel farm sink
- New windows
- Abundant natural light
- Open floor plan
- New paint throughout
- Sunroom
- New flooring
- Cross fenced
- 8x20 concrete pad for ranch equipment or parking
- Large barn/workshop with concrete flooring and pre-wired for # phase power and PEX plumbing
- RV connections
- No MUD taxes
- Unrestricted
- Surrounded by nature preserve
- Dead end street
- Gated access
- Mature trees
- No flooding
- Equine "run-in"shelters can be purchased as non-realty
- Ranch panels can be purchased as non-realty
- New roof
- Newer HVAC
- Aerobic septic
- Multiple outdoor living areas and decks/patios
- Well water with updated pump
- Power and water distribution throughout the property for convenience
- Non-realty items that convey include two refrigerators, two freezers, drink refrigerator, two smokers,



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Additional non-realty that can be negotiated:

- 4 portable shelters
- Portable panels,
- Portable round pen,
- Flat bed trailer,
- Horse trailer,
- Tractor,
- 3 lawn mowers,
- Portable and mounted fans
- All tools, tack, gear
- Patio furniture
- Household furniture
- Horse boarding business – Trotting Spirit Ranch
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