



CHERYLÉ
Sanderson

BHGRE GARY GREENE

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Stunning Private Estate Home
Situated on 5 Unrestricted Wooded Acres
With Old Growth Trees and Pond
Fully Gated and Fenced

HOA Fees	None
MUD Tax	None
Entrance	Commercial grade grate and hinges with heavy-duty automatic opener.
Rear Neighbor	Woodlands Golf Course.
Auxiliary power	40KW whole house and swimming pool generator powered by V6 Chrysler water cooled engine.
Irrigation System	18 control valves with 200+ sprinklers.
Greenhouse	Heated / custom built.
Swimming Pool	Beautiful diving pool with extensive water features and dual filters. Pebble Tech surface replaced approximately 5 years ago. LED lighting. Pool is 4 feet deep in shallow end and 9 feet in deep end. Saltwater can be converted to chlorine.

- Water Well** Pristine *chlorine free* water from a deep well with extra-large pump. **Water galore!** 360 feet deep.
- Parking** Three to five car oversized garage with finished floors plus two covered spaces.
- HVAC System** Four zones – each with Five-ton Variable Speed High Efficacy unit. Total 20-tons. Replaced 2-3 years ago.
- Family Room** Enormous upstairs family room, truly ONE-OF-A-KIND. Great for “trophy” room.
- Fire Places** Three separate fireplaces. No (see-through).
- Hot Water Tanks** Two 50-gallon recently replaced.
- Ceiling Fans** Throughout living areas with multiple (two) or more fans in several rooms.
- Attic** Accessed by walk-in door (no pull-down ladder). Extensive decking with handrails and shelving. Tremendous storage area!
- Central Vac System** Throughout entire house.
- Education** Top-rated local schools.

Horses are Welcome!

Perfect location for Barn or Barndominium.