

### **388 Cougar Pass Additional Features**

- Located on Ag Exempt 25 ac. lot in restricted rural Flag Creek Oaks Subdivision
- Smooth pine log home
- Porthole in master bedroom from old ship
- Bordered on 3 sides by seasonal Flag Creek
- Xeriscape Landscaping- low water maintenance, drought resistant native plants
- Fruit trees- Fig, grapes, plum, pear
- Tool shed with extended cooking area
- Fenced chicken yard
- Gazebo with hot tub
- Fenced garden, 50'x70' with irrigation system
- Property mainly cleared of prickly pear & cedar
- Outside shower located next to gazebo and hot tub
- Mesquite hardwood floors and tile floors in kitchen & bathrooms
- Tankless hot water heater