

AMENITIES:

Water Well : (700' depth) used to keep lake water constant flowing and perimeter sprinkler system & landscape misters around house exterior

Professional landscaped property

Custom designer wallcovering throughout various rooms and custom hand-antiquing overglaze

Custom paint techniques and Ralph Lauren metallic paints

Custom Hand-chipped stonework on exterior and interior stone wall design in Living room

Custom wine Cellar and one-of-a-kind wine cellar iron door

Armstrong Wood Flooring: 5" wood plank distressed, stained deep walnut:

Dining rm/ Library/Hall/ Kitchen , Breakfast Nook and Keeping rm

Front Pwd Rm/ Master Coffee Bar

Tile: Random set in Entry and hall back entry

Sunroom Flooring: Herringbone design TILE designed to look like wood flooring

Custom Carpet..Berber in all formal rooms: Living Rm/ Master Bed and Baths

Carpeting Upstairs Bedrooms, Bath and Hall Area: 100% nylon..low pile with ½" pad

Granite and Marble Countertops

Custom Trim throughout:

Beamed Kitchen ceiling and Keeping Room

Custom Chandeliers and Lighting Fixtures in Various Rooms..

Dining Room chandelier is one of a kind

Wiring for sound in ceilings for : Dining Room/LV RM/ Kitchen. Nook and SunRoom/ and Patio

Library has a Black marble hand carved custom mantel. .Safari Hand-carved animals

Living Room is also a custom mantel: Black marble Lion with Custom Mirror over top mantel

MASTER BEDROOM COFFEE BAR OR LIBRARY BAR

Undercounter Beverage Refrigerator

All Bedrooms Suites have a private bath

Media Room includes a refreshment counter, undercabinet refreshment refrigerator and pull out trash drawer. Silestone countertops and sink with undercabinet lighting. Custom antiquing painted bead-board surrounding lower half of room and custom antiquing glaze on walls.

Beamed entry into Media Room and Beamed Media Room ceiling with custom fan

Custom designed carpet in Media Room and painted shutters

Work-out Rm or Man Cave ☺ is wired for cable... Can be used for many ideas.. Also card room!

Kitchen has granite countertops, custom painted and aged cabinets. Daily pantry with built-in pull out shelving. Seating for four to six people at 12' counter with barstools, included in sale.

POOL AREA: Wrought Iron Fenced for Security with dual Wrought Iron Gates with Column Lighting

Salt water pool with Boulder rock formation waterfall spilling into pool/beautiful tile surround

Diving stone/ Circular fountain with cascading water into pool and lighted

Covered Outdoor Kitchen with ceiling fan/ Bar counter dining with sink and refrigerator

Seating Area for Entertaining & Fountain wall designed for extra seating

Custom Tiled counters with accent inserts and good storage space in cabinets

Separate Ice-Maker

Jenn Air BBQ grill with cleanup sink & a/c venting over grill ☺

Pool Bathroom also A/C with vanity sink and counter

Professionally landscaped/ Very low to maintain with landscape misters

KITCHEN APPLIANCES:

Kitchen Aid Ice-Maker undercabinet

Wine/Beverage refrigerator undercabinet

Reverse-osmosis faucet at Custom" Red" refreshment sink area

Built-In Kitchen Aid refrigerator

Kenmore PRO 36" Slide in Oven with 6 Burner Top and Grill Custom RED in color

Kenmore PRO 30" Blt In convection oven

Kitchen Aid Microwave Oven

Kitchen Aid 30" Warming Oven

Kenmore PRO Dishwasher Large Capacity

Kitchen has granite countertops, custom painted and aged cabinets. Daily pantry with built-in pull out shelving. Seating for four to six people at 12' counter with barstools, included in sale.

BAR:

Undercounter Wine/ Beverage refrigerator with wet sink and custom cabinets/ Granite countertops

All Fireplaces are Heatilators with 3 fans speeds for heated air return into room/ direct vented/custom glass fireplace screens/

BARN: 4000 sq. ft , insulated with two 400 sq ft rooms, heated and air plus two bathrooms/ with 1 shower

4 Ponds...stocked and ready for fishing!

Fire Hydrant on property in case of emergency..located by barn

Propane tank.. 300 gal. tank

ENERGY EFFICIENCY:

Dual Zoned Tank-less water heater

4 Zone Carrier Air-condition units

Radiant Barrier

Anderson Low E Windows

Solid Core Doors

3 Security Exterior Doors with Bolt Lock security hardware / and Side-Screens for ventilation with glass doors and bolt locks also

Custom Sun Screens

2X6 walls with stucco and stone exterior and R 29 insulation

Exterior eve electrical plugs for Christmas lighting

Exterior Stucco is lathe/& poured concrete

Custom Stone and Triple Car Garage with separate remote doors

Custom Shutters.. interior..all rooms

Permanent Air Cleaner for interior is attached to AC unit

SAFEROOM: 8" thickness in walls and ceiling..Ventilated.

SECURITY SYSTEM: all exterior doors and windows/ can be programmed for motion detector/ police notification

SECURITY ENTRANCE GATES: Custom Wrought Iron antique design with walk-thru side gate