

15405 THOROUGHbred LANE | TRAILS OF MONTVERDE

WHOLE HOUSE FEATURES

Addition added in 2005
5 bedrooms with potential for 8, or more
40 kw Generac Generator – Whole house, Propane
Buried Propane Tanks 1000 gallons
4 AC Units including 1 for Garage
Low E Insulated Windows
4 Fireplaces, 2-wood and 2-gas
French Doors
Custom All Wood Cabinetry
Crown Molding
Upstairs and Downstairs Laundry (+1 in Apt)
Security System
Surround Sound

COMMUNITY FEATURES

Country Setting near city/town amenities
Manageable Farm Lifestyle
Spacious Lots
Horses and Animals Permitted *subject to County & HOA
Est 5 Miles of Riding Trails
11 Acre Riding Arena
Common Area Pond & Open Fields
Bella Collina Sports Membership \$250 per mon
Minutes to Montverde Academy
30 Minutes West of Orlando
Low HOA Dues (\$310 per year)

EXTERIOR FEATURES

Designed with low maintenance in mind
Hardie Board Siding
Resin Poly Porch Railings
Vinyl Exterior Ceilings
Vinyl Split Rail Style Fencing
Gutters and Downspouts
Roofline Timer Outlets for Holiday Décor
Front Entry Waterfall and Running Creek
2 Story Playhouse with Electric and AC
Fire Pit
6" Slab for RV or Heavy Parking
Plenty of Space for Pool
200 Ft Frontage
2.25 Acres
Irrigated
Well and 2 Septic
4 Pecan Trees
Horses Permitted
Farm Animals Permitted, except swine
Fenced Pen on-site for smaller animals
Water & Electric Available at former barn site
Exterior Security Cameras
Riding Trail runs along rear of property

APARTMENT / GUEST QUARTERS

Separate Entrance
Garage Access
Full Kitchen with Refrigerator, Stove, Dishwasher
Full Laundry with LG Washer and Dryer
Living Room
Bedroom with French Doors to Lanai
Spa Tub with Separate Shower

GARAGE FEATURES

5 Car +
21 x 54
3 Bay Doors
Air Conditioned
Extra Room for Workshop or Storage

LANAI FEATURES

Screened
Double Screen Doors (wide opening)
Vented for AC (for the addition of glass enclosure)
Ceiling Fans
Fireplace
Ceiling Fans

KITCHEN FEATURES

Thermador Refrigerator
Wolf Induction Cooktop
Wolf Double Oven
Convection Microwave
Bosch Dishwasher
Warming Drawer
Garbage Compactor
Farmhouse Sink
Granite Counters
Custom Wood Cabinetry
Under Cabinet Lighting
Copper Island Sink
2 Islands
Charging Station Area
Pantry
Eating Area with Window Seating
Mini Refrigerator

MASTER SUITE FEATURES

Gas Fireplace
Sauna
Spacious Sitting Area
Dual Sinks
Custom Wood Cabinetry
Soaking Tub
Separate Shower Stall
Wall Water Feature

BEDROOM FEATURES

Bedroom #2 – Second Master / Guest Suite
Bedroom #3 – Intended to be 2 Separate Bedrooms
2 Separate Closets
Separate Entry to Shared Bathroom
Bedroom #4 - En Suite Bath
Bedroom #5 – Located in Apartment/Guest Qtrs
There are existing rooms that could be transformed into bedrooms, or space to change game room floorplan into differently defined areas.

ROOM FEATURES

Game Room / Recreation Room

Custom Wood Cabinetry
Wet Bar
2 Wine Refrigerators
Gas Fireplace
Very large area could be of other use

Craft Room / Classroom

Sink
Cabinetry and Storage
Whiteboard
Could be converted to bedroom

Library

Built in custom shelving
Could be converted to bedroom

Office

Built in custom shelving
Double Desk
First Floor
Murphy Bed

Mud Room

Outfitted with shelving and cubbies

Tea Room

Formal Living Area

Formal Dining

Wood Fireplace
Chandelier
Accommodates large dining table

Family Room

Gas See-through Fireplace
French doors to Lanai