

*This Exquisite Home was built by the owner, a renowned Custom Home Builder*

## HOUSE

### Construction Data

- Slab Foundation (4-5" reinforced 1/2" rebar with 12" x 5' deep stem wall),
- 2 x 6 exterior (most of interior) construction
- 4" Crown Moulding on 12" beams with 6" base trim
- Expansion joints at exterior corner/joints
- Life Time Concrete Tile Roofing
- 1000 gal septic tank with 600' of lateral lines
- Underground electric service

### General Interior Data

- All electric with owned propane tank for gas log fireplace
- Seller shared that Average electric is \$180.00-\$200.00 per month !
- All downstairs is Hand-Scraped Wood and Tile flooring
- 3" Plantations Shutters in much of main floor
- Large Bedroom over Portico is on Mini-Split Unit
- Various Ceiling heights ranging from 8 ft to 18 ft

### Kitchen

- Exotic Granite on Round Bar/Corian Counter Tops
- Built-in Wine Cooler
- Jenn-Air cook top with wall oven
- Trash Compactor
- All appliances included

### Master Bedroom on Main Floor

- Features a Double Hexagon Trey Ceiling
- Plantation Blinds
- Master Bath has Molded Marble Soak Tub w/large window of Glass Blocks
- Separate Vanities
- Walk-in Closet is also Safe Room with 5/8 rebar on 12" centers, single pour 8" concrete wall

### Office on Main Floor

- Beautiful paneling w/a wall-to-wall Built-in Cabinet

### Upstairs Rooms

- 2 Bedrooms plus a Sitting Area/3<sup>rd</sup> Bedroom
- Full Bath featuring a large shower
- Back Bedroom has a 12 x 17 Trex Deck with Railing

## OUTSIDE FEATURES

### Front Pond

- Large Picturesque Pond w/Bridge is Spring Fed and stocked with Koi & Catfish

### Red Barn/Kennel

- 26 Gauge
- 16 x 20 Insulated Storage Area
- 20 x 20 Concrete with full Fence & Roof

### In-Ground Pool

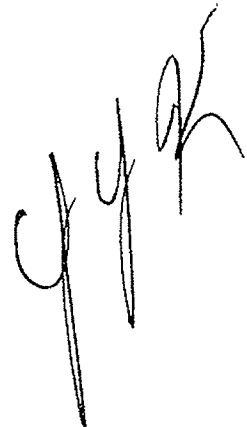
- Fiberglass 4 ft to 5.5 ft
- Elephant Cover
- All equipment is enclosed in a closet on West side of house
- Exterior One-half Bath is located on North side of house

### Shop/Office/Guest-Man Cave Areas

- This area sits on 5" thick slab with rebar reinforcement
- 26-Gauge Metal Walls and Roof
- This area is apx 32 ft x 60 ft with a Loft
- Half-Logs with Metal Accents set the mood for relaxation or a party!
- It has an office (could be Bedroom), Bar w/Bar Stools, Bath, Closet, Kitchenette
- The Kitchen sink is mounted in an Antique Coca-Cola Chest
- THE ELEVATOR IS A PHONE BOOTH.....yes, it works!! (Buyer to Inspect to satisfy themselves)
- 3 of the Vintage Collectibles will remain...ask for the list!
- It currently has a walk-thru door, a 12 x 8 Hangar Door and a 12' x 14' Sectional Overhead Door

### Lower Shop/Shed Areas:

- This area sits on 4" thick slab with rebar reinforcement
- 26-Gauge Metal Walls and Roof
- 12" I-Beams on 3-1/2 ft centers with 8" x 2" metal rafter beams
- There are the following Roll-Up Doors in this area: 12' x 9', 12' x 10', 4' x 7' and two 12' x 10' Sliding Metal Doors

A handwritten signature in black ink, appearing to be 'C. Y. R.', located in the bottom right corner of the page.