

## **2960 Teague Store Road- EXTRAS, FEATURES AND UPGRADES**

### **Interior Features**

- Incredible custom craftsmanship
- Caribbean Heart Pine flooring, Marble flooring in Foyer
- Oversized stain grade molding and balconies, T&G ceilings, custom built-ins, 4 Stair cases w/ one being spiral staircase from the Study to the Library, log railing and beams
- 2 oversized offices, oversized closets, Exercise room, Library/Study, Wet bar, 3 fireplaces, phantom screens, 2-two car oversized attached garages
- 4 A/C systems, 4 Hot water heaters, 2 water wells(one separate for irrigation system)
- Network wiring with whole house surround system
- Interior paint w/in the last 2 years

### **Exterior Features**

- Gated entry with a half mile long asphalt driveway
- Intensely manicured grounds
- 50' long gunite lap pool with waterfall, Large Pergola, washroom & powder room by the pool
- 12 zone irrigation system
- 60'x40' shop, implement shed, 25'x45' Motorcoach shed
- Flagstone entry and porches, Durable Hardi Plank Siding, Northern redwood exterior trim
- Roof is 1 year old, Exterior paint w/in the last 3 years

### **Grounds**

- Master Tree Farmer designed and manicured
- +/-5 acre stocked pond with dock. Stocked with black crappie, bream, and bass
- Unprecedented trail system featuring over 5 miles of walking/riding trails
- 5 wildlife food plots with custom lookout blinds
- Abundant wildlife
- Income producing row crop and crp (\$7,500 income last year)
- Numerous sections of planted hardwood and softwood trees \*\*See plat for layout

**TRULY ONE OF A KIND, MUST SEE TO APPRECIATE!**

