

I've been selling real estate for many years and I know that traditionally descriptions of property are supposed to be written in flowery language in the 3rd person. But this unique property is so unlike other properties that I could not divorce my personal feelings about this property enough to write a 3rd person description.

To begin with real estate is always about location, and this 96 acre property is perfectly situated. The property sits just outside of the metro area with easy highway access and shopping, restaurants yet when you are there it's so secluded only peace and tranquility reign.

The careful attention to detail and craftsmanship is noticeable from the very beginning. You enter passing the gate house through the gate to begin the curving drive, in the distance you see the main home and carriage house. Both structures were built with precision and care over an 8 year period of time by the owner, an experienced contractor who served as his own general manager for the construction of the property.

Even driving onto the property you notice is that the entrance prior to crossing through the gate is composed of stamped concrete. The concrete driveway then curves past the gate house and through ¼ mile of lush cropland as you see the main home and carriage house come into view.

As you draw near the main home the driveway, the circular drive, and the area between the main house and carriage house are also composed of stamped concrete. The large circular drive entrance to the house and soft contemporary design of the home and grounds are breathtaking for their classical elegance and style.

The impression when opening the door to the entryway is one of great elegance. From the 2 story entrance you are struck by the striking black and white marble floor at your feet, to the elegant Kichler stainless steel chandelier above you. To your immediate right is the living room with one of the 10 fireplaces that grace this home. A glance beyond that shows the entrance to the first floor Master Suite, and a further glance to the left you see the formal dining area.

As you continue to gaze to the left you first see the entrance to the spacious, open, and gracious great room, then the entrance to the elegant kitchen and finally your eyes rest on the curving marble floored staircase that takes you up to the second floor.

As you enter the great room kitchen area the mood changes from one of elegance to one of warmth and welcoming. The floor, once elegant black and white marble is now warm Glitsa ash wood. The area is awash in light, and that is only accented by the 2 story great room and Pella windows that frame the fireplace inviting in the outdoors overlooking the cabana and pool area. The fireplace is accented by the mirrors above that reflect the 2nd floor walkway making for open and delightful feeling.

Spanning the space between the dining room and great room is an elegant tasteful wet bar with design and fixtures to match the classic kitchen. Across from the bar is a corner tile waterfall with fountain side seating.

The kitchen has impressive amounts of Canac cabinets in the Cellini style, that frame the gourmet Viking appliances and are tastefully accented by the onyx granite countertops with Kohler fixtures. There is an easy entrance through fluted doors which grace the entire home, into one of two walk in pantries. The multi level kitchen Island serves as both counter area and eat in dining area.

The first Master Suite is on the first floor and walks out onto the pool and cabana area. The large bedroom features coffered ceilings, fireplace, full surround sound which is throughout the entire home, and massive closet. The bathroom like the bedroom has a large screen TV, two person jacuzzi tub with a waterfall, fireplace, and both a microwave and mini fridge.

At the other end of the first floor is an office, which like the entire home features ultra wide plantation shutters to both control light and perfectly complement the clean modern décor of this elegant home. This area of the home contains the spacious laundry room that reflects the style of the kitchen, a large full bath mud room and entrance to the 4 car garage, plus an entrance to the veranda area that separate the main home from the carriage house.

The second floor features the second master suite that like the first floor master has a large bedroom, fireplace, and a massive closet. The master bath includes a fireplace, jacuzzi tub, microwave, large screen TV, and mini fridge. From the bathroom you can enter a large hard

wood floored bonus room, that could serve as a sitting room, another office, or a fifth bedroom if desired.

There are 2 other bedrooms on this floor all large with en suite bathrooms featuring both jacuzzi tubs and showers. The walkway from one side of the second floor to the other overlooks the great room and features track lighting. There are alcoves along the walkway and in some bedrooms to allow for contemplative viewing of the scenic grounds and pool area.

Entering the walk out ground floor you are transported to another world of relaxation and enjoyment. You first notice the spaciousness with the 11' walls and 10' ceilings. With porcelain tile floors throughout, the sense of light and openness stays with you just as it has through the entire rest of the house. The centerpiece of this area is the full kitchen and bar area featuring appliances that have never been used. Walking through the kitchen you can enter the exquisite cedar wine room that could easily have a humidor added.

Adjacent to the ground floor kitchen is a gaming area for fun and entertainment that opens onto a large exercise and family room with walk out doors to the patio.

A very popular feature is the media room that is lushly comfortable and features a 105 inch screen with HD projection. As with the rest of the house the bathroom is massive and for the ultimate in comfort and pleasure you also have your choice of either the sauna or steam room.

Finally there is large hobby room or office elegantly done in tile floors with a large closet area. This room makes the ground floor a complete living area providing the utmost in flexibility for living in the elegant estate home.

It would be impossible to mention all the carefully thought out details that grace this home but let me give you just two examples of the attention to fine detail that you find everywhere. The light switches are Decora switches and dimmers that are framed in screwless face plates for the ultimate in convenience and comfort. Then you notice that every door in the home is a fluted door, and you realize how much thought went into every detail of this home.

As we leave the main house we walk across the drive area to the carriage house. This was built first and is where the owner lived while completing the construction on the main home. This is the perfect guest house or mother in law quarters, although most such extra quarters are a step down from the main home this carriage house is still a study in classical elegance.

The main floor consists of a 2 story entrance to the upstairs living area, and is attached to almost 2500 square feet of garage/work/hobby space. This space could easily house 8+ cars and is perfect for the serious hobbyist, or for someone who wants to work where they live. It features its own HVAC system, 200 amp electrical service, full bath, central vacuum, and full bath, plus a second kitchen could be easily added.

The upstairs of the carriage house features a large open living room with 9 foot ceilings and kitchen area with diamond plate stainless cabinetry that reflects the light open ambience of the entire estate. The living area is accented with its own fireplace, and multiple ceiling fans. There are two large bedrooms both with full en suite bathrooms. The upstairs suite is completed with its own laundry and another bathroom off the kitchen.

An estate only really becomes an estate when the grounds match the elegance of the buildings, and this estate certainly does that. Located with easy access to both the carriage house and the main home is the cabana and pool area. This is the perfect Shangri La for outdoor comfort and relaxation. The pool is a saltwater infinity pool featuring a fountain with four waterfalls to complete the dazzling effect. For the ultimate in pleasure one corner of the infinity pool features a hot tub for relaxation.

Adjacent to the pool are a patio area and an exquisite cabana. The cabana has full bathroom with dual vanities making outdoor entertaining both elegant and enjoyable. The tiled kitchen area features a fully equipped wet bar with tiled eating area and features a BBQ Grill, refrigerator, and refrigerated beer tapper. It also features 200 amp electrical service.

Just west of the cabana is a lighted tennis court with a basketball hoop. This combine of pool and athletic courts makes the pool area, great for both relaxing and exercising.

It's easy in the midst of all this elegant luxury to overlook the fact that this property is in fact a working farm. It has over 62 acres of income producing tillable cropland and as a result enjoys the benefits of being a farm, and not just an estate. Such advantages become apparent when the new tax laws allow for complete deduction of property taxes since it is a working farm. It goes even further when such items as utilities, fuel, vehicles and more become deductible as part of the farm. Your tax or financial professional should be consulted to advise you of the many advantages to living on a working farm.

The economics of maintaining a property like this have been carefully thought out. Most homes in the country like this are either all electric or use propane gas. This home has natural gas heat, uses commercial grade HVAC equipment, and is so extraordinarily well insulated that It's utility bills are more like a home much smaller than this one.

The land is part of the city of Lone Jack Missouri, so you have great future flexibility. You may want to subdivide it, sell off part of it, or designate part of it for commercial use. And nearby sewers can be tapped into if so desired. As if that were not enough this property is in the highly rated Lone Jack School district.

As I write this I realize that I can never fully describe all the feature of this extraordinary property. I realize I've not mentioned the fluted doors, the tile roof, the 12" concrete foundation, the synthetic stucco siding, and much much more. I'm sure the pictures and video of this property can convey it's beauty and elegance more than my words can, but the fact is it can only be appreciated when seen. I hope you take the opportunity to visit this elegant estate. But be forewarned once you get here it's almost impossible to leave.

At some point any real estate narrative has to concern itself with numbers, and so here are a few contemplate:

Main home

5 HVAC zoned areas all with commercial grade equipment

5809 square feet of living space on the main floor

3688 square feet of living space on the second floor

4432 square feet of living space on the ground floor

1156 square feet of garage space enough for 4+ cars

14 total rooms

Over 2500 sf feet of marble flooring

9 fire places

2 Master Suites

15 ceiling fans

600 amps of electrical service

5 Bedrooms

6 bathrooms

Carriage House

3300 sf of living space

2384 sf of garage space, 4 doors and could house 8+ cars

2 Bedrooms

3.5 Bathrooms

6 ceiling fans

2 HVAC zoned systems with commercial grade equipment

200 amps electrical service

Cabana Pool area

Infinity salt water pool with a depth of 5' 11'

1 full bath with dual vanity

3 ceiling fans

1 Outdoor kitchen with tile surface BBA grill, refrigerated beer tapper, and refrigerator.

1 Fountain with waterfall

1 Lighted tennis court

1 half court basketball area

200 amps electrical service

Land

96 total acres

62 acres of income producing tillable cropland

Several timbered draws with lots of wildlife and excellent pond location

Sewers are available and could be tied into

Property could be subdivided if desired

Zoned Ag so additional outbuildings can be built if needed & property taxes are deductible