

## **Property Features for 203 Sundance Trail**

### **Property**

Fully fenced with horse wire and vinyl fencing  
Crossed fenced separating Horse area, front yard, and back yard.  
Three stall horse barn with tack room, water and electric  
Rain Bird Sprinkler system  
Entire Main Home has all new plumbing as of 2019  
Guest Home built in 2016  
No Copper Pipes in either home, all plumbing is PEX.

### **Main House**

Stone and Stucco with Cedar exterior  
Slate Tiled front porch with Canterra Steel Front Door  
Multiple niches throughout the home  
36' Panoramic doors across back of home  
Hard Wood floors throughout the home  
Knotty Alder custom cabinets, trim and doors throughout  
Walls have smooth finish  
Plantation Shutters  
100% Foam insulation in walls and attic  
Tankless hot water heater  
Hall bathroom has walk in shower with slate tile.  
Oversized laundry with slate tile and Dog Shower  
All bedrooms have walk in closets with custom shelving and storage  
Brizo fixtures in the bathrooms  
2 Separate HVAC Units in the home

### **Garage**

Independent Electrical and HVAC service for garage and home  
Independent septic for garage and home  
Space for 8 Cars inside the garage, 8 Car parking outside of garage  
Separate Golf Cart/AV garage door  
50A Tesla outlet in the garage  
Epoxy flooring in the garage  
2 14x20 cedar garage doors  
Custom cabinets in the garage with laundry room and slot wall  
3 Separate HVAC units in the garage, upstairs apartment, and 3<sup>rd</sup> floor space

### **Garage Apartment**

Large Game Room  
3<sup>rd</sup> story garage media/office room  
Custom built in Bunk Beds in one bedroom  
Jack and Jill Bath  
Plantation Shutters  
Private Balcony off one bedroom  
Custom built in closet storage

## **Kitchen**

Kitchen has slate tile

Knotty Alder custom cabinets

Large windows in kitchen eating area overlooking the beautiful pool with lots of decks and a built in firepit.

Dacor Refrigerator

Oversized pantry

Penny Gap ceiling in the kitchen

Granite countertops in the kitchen

Carerra marble kitchen backsplash

## **Main Bedroom**

Master Suite includes Sitting area with private entry from the courtyard through the Rotunda

Oversized main closet and bath

2 seat Jacuzzi tub with surround sound

Toto commodes

## **Rotunda**

Recessed lights and ceiling with remote controlled changing lights

Art gallery leading to main suite

Venetian Plaster on the ceiling

## **Swimming pool**

Heated Swimming pool

Set up as Salt Water Pool, has been converted to Chlorine can be changed back

Pool storage building

Metal Roof Gazebo sunken bar area near the pool wired with electrical and ready for an outdoor Kitchen!