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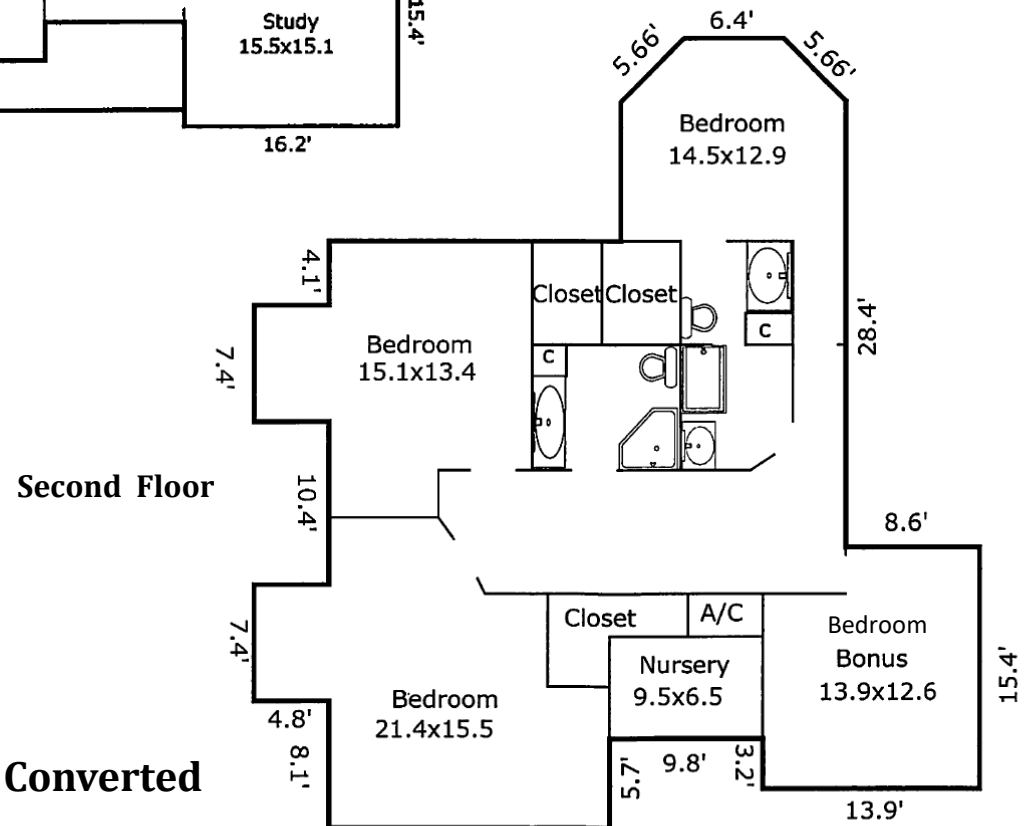
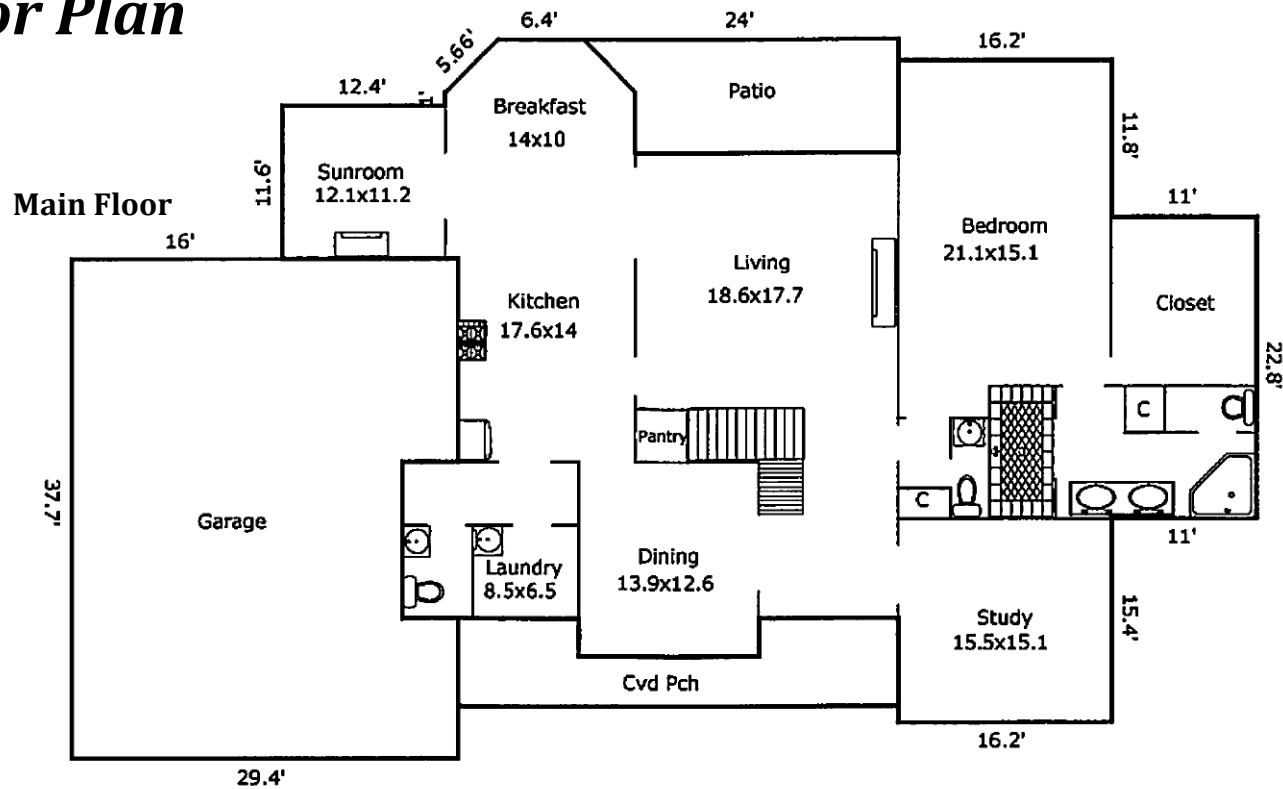




# Aerial



# Floor Plan



## Heated Living Space

Main Floor — 2,583 sf

2nd Floor — 1,542 sf

**TOTAL — 4,125 sf**

Garage — 1057 sf

**NOTE: Fifth Bedroom/Bonus Closet Converted To Nursery. Easy Conversion Back to Closet**



# ***Interior Features***

Built 2006 (Renovations & Upgrades Since)

4,125 Sq Ft

4 Bedrooms 3 Full & 2 Half Baths

2 Story Foyer

Hardwood Floors

Governors Paneling/Wainscoting

Double 8 Pane Glass & Mahogany Doors with Transom

Arched Trimmed Entrance to Both Dining Room and Office

Curved Staircase w/Wood Balusters, Hardwood Treads and Wrought Iron Spindles

Main Floor Office

Formal Dining Room & Breakfast Room

Sunroom/Studio

2 Story Great Room

Main Floor Primary Suite

2<sup>nd</sup> Floor Guest Rooms and Bonus Room

Wide Hallway 2<sup>nd</sup> Floor

Laundry Room w/Marble Countertops & Italian Tile Floor & New Custom Cabinets & Sink





# ***Interior Features (Cont'd)***

Two Powder Rooms (Front of Home and Back of Home)

Guest Powder Room with Commode and Bidet

Drop Station/Bench

Hardwood and Tile Floor Main Floor Living Spaces

Extensive Crown Molding & Trim Work

Governor's Paneling Accent Walls

Arched Doorways

Plantation Shutters Main Floor Front of Home

2" Blinds 2<sup>nd</sup> Floor

Pull Down Attic Stairs

Surround Sound Throughout

New Lighting Fixtures Kitchen, Breakfast Room





# ***Great Room***

Hardwood Floors

Wall of Floor to Ceiling Windows w/upper Arched Windows

Wood Beams w/Suspended Support Beams

French Door to Back Porch

Stone Gas Fireplace Floor to Ceiling w/New Mantle & Stone Hearth

Built-in Book Cases and Display/Entertainment Shelves/Cabinets

Either Side of Fireplace

New Chandelier

## ***Office***

Plantation Shutters

Hardwood Floors

Dental Crown Molding





# ***Kitchen***

Italian Tile Floor (2019)

Custom Cabinetry, Countertops, Plumbing Fixtures & Lighting

Marble Countertops w/Tile Backsplash

Raised Dining/Breakfast Bar w/New Lighting Pendants  
Island

2021 Wolf Gas Range 5 Burner

Stainless Steel Side by Side w/Freezer Drawer LP Refrigerator

Stainless Steel Icemaker, Dishwasher & Microwave

Breakfast Room



## ***Sun Room/Studio***

Tile Floor

French Door to Flower Gardens &

Paver Sidewalk

Faux Fireplace



## ***Dining Room***

Plantation Shutters

Hardwood Floors

Dental Crown Molding

Dining Room Wainscoting



# ***Primary Bedroom/Bathroom***

## **Bedroom**

Sitting Area

Lighted Tray Ceiling

Carpet

Wall of Windows w/Arched Transom

Ceiling Fan

Walk-in Closet with New Custom Cabinetry



## **Bathroom**

Tray Ceiling

Jacuzzi Garden Tub w/New Picture Windows

Large Tiled Shower with 2 Rain heads & Handhelds, Bench

Custom Dual Vanity w/Marble Countertops

Hammered Nickle Sinks

New Plumbing Fixtures

Water Closet

Linen Closet





## ***2nd Level***

### **Guest Room 1/Bonus Room**

Cathedral Ceiling

Carpet

Attached Nursery

Built-in Changing Table & Dresser

Governor's Paneling



### **Guest Bathrooms (2)**

Jack & Jill Bath

Tile Floors

Tub/Shower Combo in 1

& Shower in 2nd

Linen Closet

### **Guest Bedroom Three**

Carpet

Walk-in Closet

### **Guest Bedroom Four**

Carpet

Walk-in Closet





# ***Exterior Features***

Brick & Stone Exterior

Sideloading Oversize Two Car & One Car Garage

Concrete Parking Pad

Landscape Lighting w/Battery Back-up

Irrigation

## ***Outdoor Living Spaces***

Rocking Chair Front Porch Overlooking Pastures

Extensive Professionally Designed Flower Gardens & Landscaping (Color Year Round)

Paver Patio

Salt Water Gunite Pool w/Attached Hot Tub

(Electronic Pool Automation, pump & Upgrade to phone App Control 3/21)

Wrought Iron Fenced Back Yard

Professionally Built Stone Firepit









# ***Mechanicals/Utilities***

Main Floor HVAC w/Gas Pack 3 Zones

Second Floor HVAC

Full House Generator (2021)

Buried Propane Tank (Owned)

House Intruder, Fire & Break-in Glass Alarm (New Batteries 2021)

AT & T DSL New Cable

Termite Contract w/Terminix

## ***Property***

23.95 Acres

Motorized & Computerized Front Gate System w/Keypad (Separate Meter)

Landscaped Entrance with Brick Columns

Landscaped Driveway

Orchard w/Peach, Apple and Ornamental Cherry

Stream

Irrigation System from Front Gate to Stream and Around the Home (All New Backup Batteries 2021)

Driveway, New Gravel and Grading 2020

Fenced Garden Area with Water

Well (New Well Pump 2016)

Septic





# *Equestrian/Farm Amenities*

5 Board Fenced Pastures w/Water

6 Stall Center Aisle Barn (Cinderblock and Metal)

Concrete Center Aisle w/Rubber Horse Mats

Tongue & Groove Center Walls

Tack Room w/Laundry & Cabinets

Feed Room

Half Bath

Wash Stall w/Hot and Cold Water

Piranha Fly Mist System

Sliding End Doors (New Panels and Freshly Painted)

Two Fire Alarms Tied in House Security System

Covered Patio Area

Covered Equipment Storage

Walk up Hay Loft with Hay Shoots into Stalls

Stalls w/Sliding Front Doors and Yokes on Exterior Windows

Stall Mats

12' x 12' Stalls

Ceiling Fans

Arena 220' x 90'







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***Buyer's Notes***