

## **SYSTEMS & NOTABLE FEATURES**

### **House | Stables | Koi House**

- 50 year architectural shingles with lightning rods
- Copper flashing & gutters
- Back-Up wired in generators
- Tankless hot water heaters
- Security Systems
- Riverstone interior and exterior accents for residence and koi house.
- All custom solid wood cabinetry features soft-close mechanisms, with select cabinets showcasing antique glass accents, integrated cabinet lighting, and under-cabinet lighting.
- Residence was hand-drawn by Wisconsin-based Sunarc Studio, led by architect Paul Schultz, & built by Grant Larlee Construction. Koi House, designed by local firm Cheatham Fletcher Scott (CFS), was drafted by architect Camron Scott & collaboratively built by Grant Larlee and Koi Acres.
- House HVAC Systems:  
2018 in attic Carrier 2 ton 20 Seer Infinity split heat pump  
2019 in attic Carrier 2 ton Seer Infinity split heat pump  
2020 three air scrubbers  
humidifiers  
4 UV Lamps for air purification
- Stables HVAC Systems:  
2020 a blower motor  
2022 two Carrier 18,000 20 Seer Douglas ceiling cassette mini split units  
2024 Carrier 3 ton 18 Seer  
2024 in attic Carrier 2 ton 20 Seer
- All furniture is custom made and can be purchased on a separate bill of sale.
- Aiken Pest Control termite bond & quarterly pest control, House, Barn & Koi

### **Property**

- Irrigation for entire property: Pastures, paddocks, front entry gate, driveways, house, stables, koi house, & dog run.
- 8,000 gallon in ground tank behind koi house that recycles water from pond to water pastures. 1,000 gallons trickle into the tank once a day.
- There are 2 wells.  
Both Well Pumps were replaced in 2022 and are 5 Horsepower - Variable Flow Constant Pressure (can pump different volumes for different areas at the same time) They are approx. 200 feet deep. There is a manual power switch at each pump.

- 3 Buried propane tanks. Filled in January 2024 & April 2024 | Approx. Cost to refill is \$1300 for each 500 Gallon Tank and \$330 for 120 Gallon Tank  
500 Gallon Tank - For House  
500 Gallon Tank - For Pond  
120 Gallon Tank - For Barn
- There are two septic systems | One is located off the master bathroom and the second one is located towards the back of the barn.
- A total of 586 trees and bushes have been planted, with 197 added in recent years along the property line at the back and sides.
- All landscaping is maintained by Cold Creek nursery.

## **DETAILS**

### **HOUSE| Built in 2009 | Tuscan Inspired Home Constructed with a Blend of River Stone & Stucco**

- European old-growth hardwood floors are featured throughout the entire house, with the exception of the full bathrooms and laundry room.
- The foyer has a unique floor inlay crafted from 11 wood species, accentuated by an aqua marble motif and an artisanal stone chandelier.
- All stained glass windows are handcrafted by Savannah River Art Glass.
- All cabinets are solid wood with antique bumble glass accents.
- Solid interior wood doors.
- Anderson doors and windows.

### **Kitchen**

- The kitchen features cathedral ceilings with solid oak beams, complemented by exquisite knotty alder cabinetry and stunning Cinderella Blue granite countertops.
- Top-of-the-line appliances include a 36" Wolf six-burner range, Gaggenau built-in steam and convection wall ovens, a 36" Sub-Zero refrigerator, and an Asko dishwasher, both with custom cabinet overlays that seamlessly match the surrounding cabinetry.
- Adding to its charm and functionality, a Butler's pantry with French doors and accent stained glass offers additional storage and prep space, perfectly complementing the sophisticated design.

### **Living-Room**

- The 18" ceilings accentuate the floor to ceiling river stone gas fire place (Heat & Glow).

### **Dining-room**

- The dining room features a stunning Schoenbach crystal rock chandelier, recessed ceilings with accent lighting, and elegant archways that gracefully separate it from the sitting area and living room.

## **Master Ensuite**

- The master bedroom boasts a Heat & Glo gas fireplace, a Schoenbach crystal rock chandelier, and recessed ceilings with accent lighting.
- A separate vanity area features a sink, ample cabinetry, and stunning green river granite countertops.
- A separate water closet with a sink also with green river granite countertops.
- Separate bathing quarters features an Oceania Juliette 73" air jet clawfoot tub, a tumbled marble tiled steam shower, towel warmers, heated floors, elegant floral stained-glass windows, and a floor-to-ceiling storage cabinet for towels and bath accessories.
- The master suite includes two oversized walk-in closets with custom shelving: the first measuring 8'10" x 15'9", and the second one measuring at 10'6" x 20'0" and featuring a central island with ample drawer storage. Both closets were expanded in 2019.

## **Upstairs**

- A 9'4" x 5'6" walk-in cedar closet with custom solid shelving.
- Additional closet space in the hallway.
- The first guest bedroom measures 14'3" x 19'0" and features a 4'1" x 4'11" walk-in closet with custom solid shelving, as well as a separate vanity area with a sink and corian countertop.
- The second bedroom, currently used as an in-home gym, is comparable in size and functionality to the first guest bedroom, measuring 19'7" x 12'6", and includes a matching vanity area with a sink and corian countertop.
- Both guest bedrooms share a walk-in tiled shower, a separate toilet area, and additional storage space.

## **Half Bath**

- Features a custom vanity with a solid stone vessel sink and a custom stained glass window.

## **Garage & Basement**

- The three-bay garage features solid wood doors with wrought iron hardware, a separate motorcycle door that is solid wood, and a security system to monitor your vehicles—ideal for luxury or antique car collectors.
- The garage ceilings are 11'5.7" tall, allowing for a car lift to double the storage capacity.
- The 393 sq. ft. climate-controlled basement is ideal for storage.

## **STABLES & RUN-INS | Built in 2009 | Exterior Hardie Board**

- The entire 3,500 sq. ft. stable is climate-controlled, with two lean-tos on each side for equipment storage. There is additional equipment storage next to the tack room.

- There are four 12'6" X 12'0" matted stalls. A stall wall was removed to combine two stalls into one larger stall to accommodate a bigger horse. The wall can be reinstalled to convert the space back into four stalls.
- Matted wash stall with heat lamps.
- The oversized 19'10" X 12'0" tack room is large enough to store carriages.
- There is a 20'0" X 13'3" storage room.
- The laundry room features a full-sized washer and dryer, along with a professionally equipped raised dog washing station.
- The 20'0" x 29'9" dog kennel features five individual kennels, with access to a fenced-in dog yard. The space also includes a half bath and a kitchenette equipped with a mini fridge, sink, and ample cabinet storage.
- There are three matted run-ins underlined with limestone, each equipped with fans and lighting. Additionally, three double-sided automatic waterers are located outside the run-in's, providing access to water from all pastures and paddocks.

### **KOI HOUSE | Built in 2016 | Exterior Blend of Copper Screen, Birnam Beams, Riverstone, & Hardie Board**

- The 52,000-gallon pond is 10 foot deep, fully automated, equipped with alarms, cameras, and an automatic feeder that dispenses food 12 times a day.
- There are 14 Koi fish brokered/imported from Japan.
- The screen is made of copper, which has developed a patina over the years.
- The ceilings and interior walls are insulated.
- Solid Birnam Wood beams sourced from Macbeth's forest in Scotland.
- Ceiling is solid pine.
- Interior walls are wormy cypress.
- All lighting is hand-forged by renowned artist Christopher Thomas.
- All furniture is custom-made to fit the designated seating and dining areas. The dining room table features an imported copper top.
- The countertops in the kitchen, bar-top, and around the built-in gas fire pit are torched granite with chiseled edges.
- Full kitchen with solid wood cabinetry, 36" Wolf 4 burner & infrared char-broiler gas cooktop, Bosch wall & microwave ovens.
- Near the cozy area is a bar-top overlooking the Koi pond.
- A cozy sitting area features a built-in gas fire pit and two standing LavaHeat fire lamps.
- The full-sized bathroom features a glass-tiled walk-in shower, a custom vanity with a Koi-inspired glass vessel sink, and ample cabinetry for storage.

## **KOI SYSTEMS**

- Isolation tank in basement for new fish to acclimate or sick fish to rehab.
- Minimal maintenance once a year.

## **Water Treatment / Filtration**

- RDF water filtration system like the ones used by department of resource fisheries.
- Filtration system filter 40 thousand gallons of water per minute.
- 4 UV lamps to serialize the water going back into the pond.
- H2O softener calcite & calcium minerals
- Crushed coral that breaks down very slowly to maintain a neutral PH level of 7.5.

## **THREE RUNS PLANTATION**

Residents of Three Runs Plantation are able to enjoy the following amenities; A north complex with a clubhouse, community pool, covered picnic area, and show jumping and dressage arenas with GGT footing. The South complex has an activity center with a fitness room, jumping and dressage arenas, and a grass cross-country field. Three Runs Plantation boasts over 30 miles of maintained trails, with either direct access from your property or easements between neighboring properties, ensuring every residence has convenient trail access. The community features a vibrant equestrian atmosphere, with nearly all disciplines represented. There is also a designated manure disposal area near the North Complex, eliminating the need for off-site hauling or scheduled manure removal.