

Custom Farmhouse (Built 2015) – 4 Bed / 2 Bath

Exterior & Structure

- Approx. 1,736 sq ft heated/cooled
- Classic farmhouse look with hunting lodge interior feel
- Metal roof (including porches and double carport)
- Hardie Board Siding
- Covered front and back porches (720 sq ft rear porch, half screened)
- Four ceiling fans on back porch
- Double paved carport, attached
- Treated decking, front porch stained in 2022
- Crawl Space
- Aluminum Double Pane Windows
- Coffee County Water Authority
- Septic Tank
- Covington Electric Power

Interior Features

- Vaulted ceilings with cedar beams
- Beautiful rock wood-burning fireplace with gas starter
- Custom kitchen with old country distressed green cabinetry and Pantry
- All appliances included:
 - Gas cooktop, double self-cleaning ovens
 - Built-in microwave above the cooktop
 - Dishwasher
 - Farmhouse sink with disposal
 - **Brand-new Whirlpool stainless steel side-by-side refrigerator**
 - Gas Water Heater (New)
 - Washer and Dryer
- Granite and soapstone countertops
- Granite pass-through shelf from kitchen window to back porch
- Hardwood flooring
- Custom reddish stain used for pine walls and vaulted ceiling
- Tiled mudroom with washer/dryer (ideal for post-hunt cleanup)
- 3 guest bedrooms with closets + master suite with bath and walk-in closet

- All bedrooms carpeted (in excellent condition)
- 2 full bathrooms with custom shower doors, updated fixtures
- Central gas forced air furnace and AC
- Five natural gas connections: fireplace, grill, water heater, HVAC, kitchen
- Extra insulation in the attic space

Technology & Security

- Two Miller Alarm systems (farmhouse + barn/mobile home)
- Remote access via Alarm.com (arm/disarm from smartphone)
- Full security camera system with DVR and remote viewing
- Liftmaster gate with keypad, sensors, and remote control
- Water leak detection system with remote shutoff capability
- Both homes HVAC units serviced by Woodall
- Pest Control provided by Bradshaw Pest Control
- Termite Bond on the Main House and Barn- NOT on the Mobile Home

Mobile Home (1997) – 3 Bed / 2 Bath

Recent Updates

- Completely repainted (2 coats Kilz + 1 finish coat)
- Brand-new carpet throughout
- New metal roof
- Paved 2-car carport

Layout & Features

- Approx. 1,320 sq ft heated/cooled
- Open-concept great room and kitchen
- Primary bedroom + 2 guest bedrooms
- 2 full bathrooms
- Ideal for guests, extended family, or as a hunting bunkhouse
- Connected to barn security system
- Vinyl Siding

- Coffee County Water Authority
- Covington Electric Power
- Septic Tank
- Heating - Forced Air/Heat Pump
- Cooling – Forced Air Electric/Heat Pump
- Floors – Carpet (new) and vinyl
- County Trash removal (Mondays)
- Windows – Aluminum/Double Pane
- Attached Carport
- Fireplace in Family Room
- Cooktop oven, Dishwasher, Refrigerator, Washer, Dryer, Electric Water Heater
- Mud Room/Laundry Room
- Extras – Cable Available, Security System, Ceiling Fan, New Light Fixtures
- Primary Bathroom – Separate Shower, Garden Tub
- Utility Shed Behind the Mobile Home