

29109 Dobbin Huffsmith Summary and Feature Sheet

Property Summary:

- **Gated 6,571 sq ft home with main house and garage apartment on 10.075 acres**
- **Main home with 4 beds, 6.5 baths, 3 to 4 car garage with boat parking plus 1 bedroom apartment with kitchen & bath**
- **Rooms – Owner's gym, Game Room, Children's Retreat, Master Retreat, Formal Dining, Chef's Kitchen, Butler's Pantry & Wine Room, Casual Dining, Study, Family Room, One bedroom Apartment**
- **Covered outdoor kitchen**
- **Pool with kiddie pool**
- **6 stall barn**
- **Lighted pipe arena**
- **No tie 6 horse walker with 220 power**
- **7 turn outs. 4 runs with run-in sheds**
- **Equipment barn**
- **RV parking and hook ups**
- **Pond with fountain and fish**
- **Lazy river water feature**
- **Dog kennel**

Property Features:

- **4 RV hookups...2 of which have sewer stubs. One hookup is 30 amp and the other 3 are 30 or 50 amp.**
- **6 stall barn has wash rack, tack room, fly system, sprinkler system, roll up doors on ends, fans, auto waterers, insulated and has steel front stalls.**
- **Barn is plumbed for compressed airlines and has an air hose reel.**
- **Stalls have granite sub base with mats on top.**
- **Barn center aisle is concrete with a French drain running the full length of the barn.**
- **Wash Rack has hot and cold water**
- **The 6 horse free flow walker has its own automatic water sprinkler for dust control.**
- **Lighted 250' X 140' pipe arena with return alley, chutes & tie out**
- **Four horse runs with run-in sheds on skids.**
- **36 X 35 equipment barn**
- **Dog Kennel has drain and has its own electricity and water run to it.**

WENDY CLINE PROPERTIES



- Fountain in pond with lots of fish
- Water Feature in front landscaping looks like a running creek
- Well house is plumbed for individual shut offs for house, barn, pond. You can shut off water to each individually.
- 24 zone sprinkler and bubblers run to all planted trees.
- 4 zone sprinkler for the front nature buffer (at entrance to property)
- All concrete flatwork is 6" thick with 1/2" rebar on 16" centers.
- Garage has epoxy floor and is fully insulated and plumbed with compressed air lines and has air reel.
- All down spouts on the home are plumbed into (2) 12" pipes that drain to the dry creek at the front of the property
- 100KW generator is hardwired into the house and will run the whole house in the event of power outage.
- Exterior walls of home are all 2 x 6 and ALL interior walls are insulated
- Living Room has surround sound. Each main area of house has speakers with wall selectors.
- Wood look porcelain tile in kitchen and living areas installed 2014
- Master bath travertine installed 2015
- Bedroom carpeting installed 2014
- Stair slate & carpet installed 2014
- Custom iron handrails and décor on stairs installed 2014
- Plantation Shutters
- Heat reducing window tint
- Study and Dining with wood ceilings with beams
- Back porch with wood ceiling
- Granite & travertine in Kitchen and baths. Granite in utility room.
- Security cameras inside and outside and hidden safe
- Outdoor Kitchen with
 - Fire Magic Grill
 - Large pot boiler
 - Refrigerator
 - Sink
- Special Rooms:
 - Owners gym
 - Custom, oversized master closet
 - A/C storage room

WENDY CLINE PROPERTIES

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SRES



- Pool Features:
 - Swim up table
 - Kiddie pool
 - Spa
 - Waterfall
 - Pebble tech finish
 - Full pool bath