

6370 Mach Road Home Features and Extras!

Downstairs: 2251 sf, upstairs gameroom: 542 sf

435 sf porches, 872 sq 3 car garage with expanded room on each side with large built in storage and storage under stairway.

3 bdr., 2 ba, formal dining, large open family room with 3 panels of full glass door, one panel is fixed and the other two are fully opened as french doors. Front door has 2 side panels and Texas star leaded glass. Transom windows at front and back triple door.

Master bath has jetted tub, large shower with bench, 2 large walk-in closets with built-in storage Master bedroom has tray ceiling.

Custom knotty-oak cabinets throughout home. Crown molding in entry, formal dining and family room. Slate floors in common areas, carpet in bedrooms and gameroom.

One of the secondary bedrooms has an 8 1/2 ft window seat.

Both secondary bedrooms have large walk-in closets with built-in storage.

Kitchen has built-in microwave, cooktop, double full-sized ovens, Bosch dishwasher, very large walk-in pantry with glass decorated door. Lots of extra storage in pantry. Lots of drawer storage in kitchen.

Carrier High efficiency A/C with heat pump

Blown-in insulation in all exterior walls, extra insulation in attic area, garage is fully insulated, all windows are custom made low-e tinted double paned vinyl windows and tilt in for easy cleaning cleaning, radiant barrier roof decking, exterior siding is Hardi-Plank with radiant barrier paint coating for extra insulation capabilities.

\$40,000 in extensive landscaping, including front entry with fully landscaped driveway entry and black metal entry with western scene on top, drip irrigation in every landscaped bed and 1200 sf flagstone patio with fire pit under centuries-old oaks.

Jet Home wastewater plant (mini wastewater processing)

Large pond and wet-weather creek. Ag exempt for hay production (currently have contract with someone who completely takes care of everything in regards to maintaining land integrity)

750 sf separate 2 car garage/workshop with cabinets and finished out in industrial type materials.

Upstairs is a 750 sf apartment with raised kitchen with wood floors and a full bath. Covered implement storage behind shop to hide tractors, etc.

The brand of the mower is Dixie Chopper, Excalibur model. They can find it on dixiechopper.com for info. Billed as the fastest lawnmower in the world. On the website it says they start out at \$11,499 which is right because I know we paid just a bit over \$11,000. It literally cut Jerry's mowing time by at least half. It has a 56" cutting width.

Painted floor: It is a Urethane Coating, paint chips sprinkled on and then sealed with a urethane sealer. This is used in industrial applications such as power plants. It is chemical and solvent resistant and will not peel or chip if applied properly, which ours was. It is made to withstand activity of heavy duty machinery. Estimated cost if someone would purchase this paint and hire trained professionals to do the job: appx. \$9.00/sf. or \$6750 for a floor that size. This should not be confused with the type that Home Depot sells for garage floors.