

# **Property Details (3 Pages)**

## **GRAND ENTRY**

- Solid Oak Door
- Custom Beveled Leaded Glass & Side Lights
- Arched Windows
- 12-Ft High Ceiling
- 7x12 Tile Floor
- Chandelier
- Coat & Utility Closets
- Double Chair Railing

## **22'x19' FAMILY ROOM**

- 10-Ft Ceiling
- Ash Wood Paneling
- Crown Molding
- Stain Guard Carpet
- Recessed Lights
- Ceiling Fan
- Access to Kitchen & Breakfast Area
- Views of Pool & Pool House

## **17'x14' ISLAND KITCHEN**

- Tile Floor
- 8-Ft High Ceiling
- Granite Countertops & Back Splash
- 3'x6' Breakfast Bar w/Frigidaire Smooth Surface Electric Cooktop & Cabinets
- Ash Cabinets
- Undercounter Mount Stainless Steel Double Sink
- Kitchen Aide Dishwasher
- GE Self-Cleaning Electric Oven
- Built-in Microwave
- Walk-in Pantry w/Pocket Door
- Passthrough Window to Family Room w/Double Framed-Glass Doors
- Refrigerator Conveys

## **12'x12' BREAKFAST AREA**

- 10-Ft Vaulted Octagonal Tongue & Groove Ceiling
- Tile Floor
- Contemporary Chandelier
- Bay Window
- Open to Kitchen
- Door to Back Patio

## **12-Ft HIGH EXTERIOR ENTRY**

- Brick Arched Entrance
- Brick Columns & Sconces

## **20'x19' MASTER BEDROOM**

- 12-Ft High Vaulted Ceiling
- 10-Ft Arched Window
- French Door Access to Pool, Side Yard & Covered Patio
- Ceiling Fan
- Two Walk-in Closets

## **16'x9' MASTER BATHROOM**

- 10-Ft High Vaulted Ceiling
- Raised Tile Floor & Doorless Shower
- Oak Cabinets
- Oversized Cultured Marble Sunken Soaking Tub
- Cultured Marble Counter & Back Splash
- Medicine Cabinets w/Mirror Doors
- Soundproofing

## **14'x12' 2<sup>ND</sup> BEDROOM**

- 10-Ft High Ceiling
- Stain Guard Carpet
- Ceiling Fan w/Light
- Walk-in Closet w/Built-in Shelves

## **14'x12' 3<sup>RD</sup> BEDROOM**

- 10-Ft High Ceiling
- Walk-in Closet w/Built-in Shelves
- Ceiling Fan w/Light

## **14'x13' 4<sup>TH</sup> BEDROOM**

- 10-Ft High Ceiling
- L-Shaped w/Sitting Area
- Arched Window
- Walk-in Closet w/Built-in Shelves
- Ceiling Fan w/Light

## **13'x11' 5<sup>TH</sup> BEDROOM/OFFICE**

- 12-Ft High Ceiling
- Closet w/Built-in Shelves
- Ceiling Fan w/Light

### **25'x18' GAMEROOM**

- Has Closet
- Can Be 6<sup>th</sup> Bedroom
- Built-in Shelves
- 2<sup>nd</sup> Floor
- Florescent Lights
- Ceiling Fan w/Light

### **2<sup>nd</sup> FULL BATHROOM**

- Granite Countertop
- Solid Oak Cabinets
- Updated Faucets
- Tub w/Shower
- Hollywood Bathroom w/Doors to 3<sup>rd</sup> & 4<sup>th</sup> Bedrooms

### **3<sup>rd</sup> FULL BATHROOM**

- Granite Countertop
- Custom Cabinets
- Waterfall Faucet
- Tiled Floor & Shower
- Custom Framed Mirror
- Accessed by 2<sup>nd</sup> Bedroom, Kitchen, Utility Room & Back Door

### **15'x8' UTILITY ROOM**

- Room for Full Size Washer, Dryer & Freezer
- Tile Floor
- 8-Ft High Ceiling
- Stainless Steel Sink
- Built-in Fold-down Ironing Board
- Built-in Folding Table w/Storage
- 2 Walls of Custom Cabinets

### **GENERAL PROPERTY**

- 8'x10' Hardiplank Dog House
- 5-Car Wide Concrete Driveway to Home w/52'x62' Concrete Parking Area
- 400 ft Deep Water Well
- 23 Drains Throughout Property for Excellent Drainage (See Drainage Map)
- Multiple Septic Tanks
- All Electric is Underground, No Unsightly Poles or Dangerous Hanging Lines

### **LANDSCAPING AROUND THE HOUSE**

- 3 Paper Shell Pecan Trees
- 3 Mature Satsuma Orange Trees
- 1 Mature Meyer's Lemon Tree
- 5 Elm Trees
- Live Oak Trees
- Palm Trees
- Dwarf Magnolia Tree
- Gardenia Bush
- Standard & Dwarf Banana Trees
- 16 Walkways Connect Buildings
- Lush Flowering Tropical Landscaping
- Underground Lighting System
- Herb Garden

### **HOME CONSTRUCTION**

- Custom Built Home by Owner/Contractor
- 6-Inch Thick Exterior Walls
- Concrete Beams Under Every Wall including Load Bearing Walls
- Blown-in Batt & Rockwool Insulation
- Brick Exterior
- 30-Year Composite Roof Installed in 2009
- 10 Exterior Water Faucets

### **34'x16' POOL HOUSE**

- Can Be Apartment
- Private Driveway
- Concrete Pad for RV Parking
- Tile Floor
- Semicircle Glass-Block Wall
- Recessed Lights
- Ceiling Fan & Skylight
- Front & Back French Doors
- Walk-in Closet
- Indoor Bathroom w/Shower
- Kitchenette w/Refrigerator & Sink
- Refrigerator Conveys
- Built-in Pantry
- Window Unit A/C
- Gas Hot Water Heater
- Has Separate Gas Meter
- Door Access to Patio Dry Bar
- 34'x16' Semicircle Covered Patio
- 6 Greek Columns
- Neon Lights Along Roof Edge
- Exterior Shower

### **32'x24' COVERED PATIO**

- 15-Ft A-Frame Roof
- Exterior Lights & Outlets

### **5000-GALLON KOI POND**

- Flagstone Borders
- 3-Tier Rock Waterfall
- Biological Filter
- Recirculating Spillway

### **~30,000-GALLON IN-GROUND GUNITE POOL**

- Painted in 2018
- Double Matt Steel Reinforced
- Beach Entry
- 7-Ft Spa Painted in 2018
- Heated
- 2 Lights
- Bench seating by Spillway
- Recently Installed Heater
- NEW 2 H.P. Pump
- Flagstone Over Concrete Deck

### **40'x60' STABLE**

- 16-Ft High Steel Sliding Doors at Each End
- 12'x12' Equi-tile Rubber Interlocking Pavers in Stalls, Tack Room & Washrack
- True Step Rubber Interlocking Pavers in Pedestrian Areas
- Extra Lighting
- 5 Racetrack Galvanized Steel Stalls
- Custom Stable Doors
- Custom Swingout Feeders
- Individual Watering Stations
- Welded Pipe Gates in Front of Doors
- Half Bathroom w/Toilet
- 12-Ft Wide Limestone/Concrete Driveway to Stables w/Gated Entrance
- Washrack w/Overhead Pivoting Wand
- Recessed Floors w/Drains for Proper Drainage
- Stalls have Door Latch w/Open Turnouts
- Secondary Exterior Wash Area
- Tankless Hot Water Heater
- Steaming Wet/Dry Vacuum System
- Built-up Storage to Keep Hay Dry
- Concrete Walkway Around Barn with Drains
- 12-Ft Wide Concrete Driveway to Pool House
- 1,400 Linear Feet of Pipe Fencing

### **WELL HOUSE**

- Hardiplank Exterior
- Roof Installed 2009
- Washer/Dryer Connections
- Electric Water Heater
- 14-Ft L-Shaped Countertop
- Garage Door Entry & Standard Entry Door
- Attached Carport
- 400 Ft Deep Water w/Good Water Per Seller

### **38'x52' COMMERCIAL SHOP**

- Address is 4029 CR 156
- Has Separate Electric Meter
- Has Commercial Business
- 3 Sets of 12'x10' Sliding Doors
- Standard Entry Door
- Built-in Air Compressor w/4 Outlets
- Extensive Storage & Shelving
- 110 Volt & 220 Volt Electric Wiring
- Separate Electric Meter for Standard Lighting
- 50'x30' Concrete Slab Beside Shop for Layout
- Circle Driveway w/Entrance to Main Road
- 200'x200' Limestone Equipment Yard