

Additional Property Information for 28033 Northcutt Ln

Property Highlights:

- ❖ Enjoy peace and quiet.
- ❖ Fenced for horses or cattle.
- ❖ Go Anywhere! Located near the Beach Express for easy access to Pensacola, Mobile, etc.
- ❖ Current Termite Bond with Hadley Pest Control for \$250.00/month.
- ❖ Solar powered front gate.

Exterior:

- ❖ Spacious two car garage.
- ❖ House runs off well water and the shop runs off city water.
- ❖ 105x45 Barn lavatory consists of a standalone shower, commode, and deep sink.
- ❖ 2 Meter boxes: one for the house and one for the horse barn.
- ❖ 440 Volts
- ❖ 4 inch deep well 2HP pump goes to the house.
- ❖ Gas runs to the house.
 - Owns the double propane tanks.
 - Company comes automatically to fill the tanks. Will get company name later.
- ❖ New Chimney Cap on the house.
- ❖ Foundation is Footer Concrete Block.
- ❖ 8 Acres have hot wire fencing.
- ❖ Gas and water lines have tracers on them for locating the line on the property.

Interior:

- ❖ Large, oversized baseboards.
- ❖ Crown Molding Downstairs.
- ❖ Full tile, from floor to ceiling, in all bathrooms.
- ❖ Maple/Hickory Selection Hand Carved Plank flooring located in:
 - All downstairs
 - Upstairs hallway
 - Master bedroom
- ❖ Hot water heater:
 - 71 Gal
 - Electric
 - Whole house filtration system
 - Set up for well water or turn valve to turn back to city water.
 - Weekly back flushing for clean filters meaning constant fresh water in the home!
- ❖ The Custom Hurricane covering on all the windows are marked for the right window.
- ❖ Special Insulation! Keeps noise between rooms to a minimum.
 - House has Form Spray insulation upstairs under the roof.
 - Batton Insulation is in interior walls and downstairs ceiling.
 - Bead Stay Form in the exterior walls.

There is no Homestead Exemption because the Seller owns another home.