

## ADDITIONAL PROPERTY INFORMATION

7450 Pine Barren Rd, Bratt, FL

### Private Homestead

**Brief Overview:** This modern country home is designed to fit any family wanting to live a luxury rural lifestyle. The trending color scheme adds a warm homey feel and would fit any style of décor. A split bedroom plan ensures peace and privacy, while the kitchen, living, and dining area seamlessly brings everyone together. Enjoy relaxing views from the sitting area in the beautiful master with a contemporary ensuite featuring a sparkling glass shower. The in-law suite downstairs features a spacious bedroom, a full bath, and a kitchenette with a walk-in pantry. This finished basement could also be used as a home gym, personal theatre, family rec room, or hobby room. Double glass doors lead out to the peace and quiet of a 240 sq.ft. covered patio. The entire home was tastefully designed with ample storage space!

#### Highlights:

- ❖ High 9 ft Cathedral Ceilings on the main floor, and 8 ft ceilings in the basement.
- ❖ Kitchen: The rich warmth of the wooden flooring and is balanced by the use of stainless steel. The contrast between light and dark Corian Countertops and custom white Dean Peters cabinetry allows you to change the color of accessories as the mood takes you.
  - ❖ His/Her closets in the master and split vanities.
- ❖ Garage: Finished 576 sq.ft. with 10 ft ceilings.
- ❖ Inviting 168 sq.ft. front porch.
- ❖ Balcony is 240 sq.ft.
- ❖ Entire home is constructed with Insulated Concrete Forms (ICF) with 12 in thick exterior walls.
  - ICF Benefits: strong walls, disaster resistance and safety; mold, rot, mildew, and insect resistance (below grade can require termite protection); sound-blocking ability; overall comfort; energy efficiency and resultant cost savings. (provided by [Portland Cement Association](#))
- ❖ Foam Insulated Attic.
- ❖ A/C System is set up to install a second unit if needed. Sellers currently have been using 1 unit for both floors.

### Double Wide Mobile Home:

**Brief Overview:** This spacious double-wide was well built in 2000 and has been lovingly maintained. Beautiful landscaping accents the wide front porch. The 1476 sqft interior has an open living room with a cozy electric fireplace. Sliding glass doors lead you out to the covered back porch. The windows and flooring have been replaced within the last 2 years. A large walk-in pantry accommodates the U-Shaped kitchen with a breakfast bar. New kitchen cabinets were installed when it was purchased. Bay-styled windows in the dining area let in plenty of natural light. The bedroom wing hosts a charming master and ensuite.

#### Highlights:

- ❖ Built-in Bookcases in the living room.
- ❖ Use any of the bedrooms as a home office or hobby room.
- ❖ Double carport is well lit and provides plenty of parking.
- ❖ Gutters and a metal roof.
- ❖ Sidewalk from the mobile to the rented bungalow.

### Bungalow:

**Brief Overview:** This quaint bungalow promises the best of southern living. Though small it may be, it has all the essentials and surrounded by beautiful property grounds. The kitchen has a gas stove and oven. The bedroom has a nice open feel. The full bath features a single vanity, stand-alone shower and roomy walk-in closet.

#### Highlights:

- ❖ 420 sqft kept comfortable with only a window unit and ceiling fan above the living area.
- ❖ Constructed with metal siding and roof

### Property Grounds and Structures Highlights:

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- ❖ New Electric Entry Gate
- ❖ There is electricity to the barns.
- ❖ 2 Septic Tanks and 2 Private Water Wells service all plumbed structures.
- ❖ Both wells were replaced in the last 2 years.
- ❖ There is a small chicken coop behind the 3 bay garage.
- ❖ Detached 60'x40' 3 Bay Garage: Insulated metal structure. One of the three doors has a pass-through design perfect for boats, trailers, etc. There are high 20 ft ceilings, a storage room and plenty of shelving. The building has its own power meter.
- ❖ 36'x36' Metal Barn next to 4 silos: This is a drive through barn with 12 ft door openings, a workshop and a loading dock. There is a 200 amp service to this structure.
- ❖ 30'x48' Brown Metal Barn: This spacious barn was previously used as a dairy barn. It was constructed with a metal roof and siding and a concrete foundation. The seller started to refurbish this building to include 3 beds and a half bath. Buyer is welcome to finish the refurbish for use as a multipurpose building.
- ❖ 20'x24' Equipment Barn
- ❖ 40'x20' Cattle Shelter also has space for hay storage
- ❖ There is a green plot for deer and turkey
- ❖ Parcel has frontage on both Hwy 168 and Pine Barren Rd
- ❖ A small 5.5-acre tract across Hwy 168 is included in the 100 acres and may front Canoe Creek.