

Lot: 1.852 acres, 307 feet of waterfront

Home: Construction of original home completed Summer 2002. Additional living area & new garage added in 2008.

Gross living area: 7,841 SF

5 bedrooms, 4 full baths (not including full bath in cabana), two half baths. Master bedroom has gas FP. Four bedrooms have lake views.

8 Living areas:

1. Original formal living room is now being used as a large formal dining room (gas FP). Apx 21' ceiling height.
2. Original formal dining area is currently used as a sitting parlor (adjacent to front entry)
3. Original den is now being used as a lounge area with full bar (woodburning FP, custom rough cedar trusses in cathedral ceiling, apx 21' ceiling height)
4. Den/gameroom added in 2008 remodel has extensive custom woodwork.
5. Music loft on second floor
6. Study/library on floor 1.5 has extensive custom woodwork
7. Home theater, seating for 7, barrel ceiling with custom painted sky mural & lighting system. Includes wet bar with under-counter refrigerator. 7.1 surround sound system with two subwoofers. Theater seats also have "Buttkicker" subwoofer system.
8. Playroom: large area upstairs, currently used as a playroom for two teenagers, large enough for sectional seating, air-hockey table, and foosball table (as currently configured).

Large kitchen with good appliances (Kitchenaid, Jenn-air) & countertop seating, plus breakfast nook for round table of 6.

Full bar with under counter Kitchenaid ice maker, wine cooler. Separate wine closet.

Large laundry room set up to also be hobby room. Includes "mud room" area with 4 lockers.

Large exercise room

Concrete gun closet/storm shelter

Oversized 2 car garage with custom rough cedar doors, commercial garage door openers

3 sets of stairs

Several large heated & cooled storage areas

Completely wired with Cat-5 & coax cable

Security system

Intercom system

Multi-room sound system (lounge area, formal living area)

Tile or travertine floors throughout downstairs

Wood floors throughout upstairs, with exception of theater & playroom (carpet)

Extensive custom moldings & trimwork throughout. Several rooms have tray or boxed ceilings.

Custom mahogany & wrought iron 8' tall front doors.

Other features:

Large covered porch with sunporch above. Large sundeck adjacent to porch & pool with fire pit. All are paved with flagstone.

Pool: Constructed 2004, infinity edge, hot tub, saltwater system

Cabana: full bath, serving area with refrigerator, sink, dishwasher

Shop building: 30x40 Athens Steel building, rock wainscot & sheet metal colors compliment main home, two large roll-up doors with commercial garage door openers.

Boathouse: 2 large slips with lifts, large deck area, 6x16' closet, separate boathouse & lift for two PWC

1.5hp irrigation system

Entry gate: custom wrought iron with commercial opener, rock & pipe fence

Retainer wall: Steel paneling on portion of property facing open water, natural landscaping on the "cove" side

Conventional septic system (very little maintenance required)

Extensive landscaping

Wilcox-aquifer well (shared)

3637 CR 4804

Items to be conveyed with sale:

All wall-mounted TVs except TV in downstairs Game Room (room with pool table)
All appliances except wine coolers, refrigerators/freezer in garage, washer/dryer
Theater furniture and installed A/V equipment

Items available for sale:

Baldwin Baby Grand Piano with player, asking \$10k
2010 Berkshire 220CL Pontoon boat with Yamaha 115hp 4 stroke engine
2018 SeaDoo GTX300 Limited
2018 SeaDoo Wake 155

Other furniture may be available upon request.