

ONLINE ONLY!!! PREMIER!!! Your search for an estate/lifestyle property with all the modern conveniences is over. Here is your opportunity to own an incredible, 5,644 Sq. Ft. custom-built home situated on 25 +/- acres just outside of Towanda. This property offers complete privacy and breathtaking views, all while being close to the city. You will fall in love with all the amenities this home offers such as a large pond, an in-ground pool, and an impressive 102x50 ft Barnasium with living quarters, gathering spaces, and much more!

HOME EXTERIOR

- 23 +/- Acre Lot
- Large pond
- 3-car attached garage with pass-through door to pantry for groceries
- 50x25 In-ground chlorine pool built by Platinum Pools (maintained by Little Richards Pool)
 - o New vinyl liner summer of 2023
 - o Automatic cover
 - o Slide, diving board, sport court w/ net, basketball goal (\$1,500 value)
 - o Full-width steps & corner ledges in the deep end
 - o Equipment includes Pentair & Intelflow variable speed pump, Hayward D.E. Filter, Robot Cleaner (\$1,500 purchased in 2022) Pentair master 400 heater – currently disconnected & needs serviced
- Covered front porch
- Large covered back deck, lower concrete patio
- Surround sound inside and outside (upper and lower deck)
- New blacktop was applied in 2022
- Stone walkway to Barnasium
- Sprinkler system around the home
- Solar installed in 2021
 - o 33 KW, 4 inverters – 7.6 KW each
 - o \$100,000 install (average electric bill is only \$100!)
- Circle school district

HOME INTERIOR

- 5 bedroom, 5 ½ bathroom home
- Living room
 - o Large picture windows that overlook the property
 - o The home was positioned to have the sunrise/sunset views
 - o Tall, vaulted ceilings
 - o Built-in cabinets surrounding the gas fireplace
 - o Formal dining area with 100+-year-old estate wood columns
- Kitchen
 - o Large island
 - o All appliances transfer
 - o Wood cabinetry

- o Extra-large hidden pantry with pass-through door to garage for unloading groceries/supplies
- Primary Suite
 - o Large bedroom with built-in storage bench/reading nook under windows
 - Currently fit for small dog kennels/beds, but could be converted for storage
 - o Double closets
 - Main walk-in closet in bathroom has 100-year-old solid wood pocket doors with original brass hardware
 - o Walk-in shower with dual shower head, separate Jacuzzi tub
 - o Built-in surround sound within bedroom and bathroom
- Other Main Level Features
 - o 2 additional bedrooms on the main level – both have access to a full bathroom, and one has 2 walk-in closets
 - o Office with 100+-year-old door with original hardware, built-in cabinetry
 - o Mudroom/laundry room with full bathroom off of garage
 - o All closet doors are solid wood from an old estate home with original brass hardware
 - o Plantation wood shutters on all windows in bedrooms
 - o Hickory hardwood flooring throughout (including stairs to basement)
- Walk-out Basement
 - o Huge family/rec room
 - o Wet bar with custom-crafted live-edge wood top island from Elderslie Farm, equipped with dishwasher, refrigerator, microwave, and stainless-steel apron sink
 - o Movie/bonus room with half bathroom and dry bar commissioned by local sheet metal artist
 - o Large storage/utility room and concrete safe room/tornado shelter with fire-safe door
 - o Two spacious bedrooms with view-out windows and closets
 - o Full bathroom
 - o Large office with custom built-ins with hidden storage and hidden gun safe room

2,752 +/- SQ. FT. BARNASIUM

- 102x50ft metal building by Mid-Kansas Pole Barn built in 2019
- 12x50 outdoor covered patio overlooks the pool

50x50 Shop

- Provisional pickleball court
- (4) 16ft commercial grade garage doors w/pull-through bays
- 50x50 ft parking spaces on both sides of garage doors

40x50 Interior

- A commercial-style kitchen comes with all appliances

- Automatic lift door on granite top bar that opens to the pool
- Finished bathrooms accessible from inside & outside
 - Men's bathroom has 2 urinals, shower, toilet, 2 vanities
 - Women's bathroom has a shower, 2 toilets, 2 vanities
- Large living area
- Guest bedroom
- Full bathroom with wheelchair-accessible shower
- Spacious office/2nd bedroom with sliding doors and Murphy bed
- Washer and dryer hookups, storage closet, walk-in pantry
- Large loft mezzanine great for gatherings or additional storage

Listing courtesy of Jessica Ball Dibble of Kelly Ball Homes