

## 1110 Indian Ridge Property Improvements

### **Key Features:**

- 5 Bedrooms, 4 Bathrooms
- LVP Flooring: Installed in 2020
- Kitchen Features:
  - Double crown molding
  - Extra storage with custom pull-out shelving
  - Soft-close drawers
  - All new appliances (kitchen)
- Gun Safe: Located in the master bedroom closet
- Tons of storage throughout
- Fridge stays

### **Recent Home Improvements:**

- January 2022
  - Master bathroom remodel (down to studs)
    - Added crown molding
    - Gas fireplace
- May 2023
  - New roof
- November 2023
  - Kitchen remodel
- February 2024
  - New water heaters
- June 2024
  - New AC + furnace
  - Installed smart thermostats (Residio Honeywell)

### **Outdoor Features:**

- Pool: Installed in 2014, with 30-gallon pool lights
- Pool Features: Tiled seating bar (extended and lowered)
- 120x200 Outdoor Arena
- Main Pasture: 1 turnout pasture

## **Barn & Horse Amenities:**

- Barn:
- 5 stalls (can expand to 8 stalls)
- Tack room with mare and foal stall
- 8 saddle racks
- Covered Arena: 60x100 feet with 4.25 feet walled stalls

## **Additional Property Details:**

- 3-Car Garage
- 500-Gallon Propane Tank
- Integrated Drainage: Throughout the property
- Added gutters
- Chlorinator & Water Softener installed
- 30-Amp RV Access
- Wired alarm system (access point in upstairs closet)
- High ceilings
- Hurricane Shutters