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### Property Amenities

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3 Acres - all usable space with a wooded area along the entire back for privacy  
Completely fenced in on all sides with a remote gate on the driveway flanked by columns with lights  
Stocked pond with a fountain and light  
34K gallon pool and separate spa (built by Cody Pools) - all pumps and pool lights controllable through a phone app  
Built out firepit area with lights  
Speakers (w/ bluetooth capability) around the pool and firepit areas  
Lights, set on a timer, around the entire pool area to include sidewalks/walk ways

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### Additional Outdoor Structures

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29' x 24' covered outdoor living space directly off the living room - just built in 2025. Includes a 15' full kitchen with sink, 36" gas grill, double gas sideburner, double drawer fridge, beverage fridge, trash can and lots of storage. Travertine flooring and a live wood mantle on a rock wall.

40' x 50' insulated steel structure shop with a 10,000 pound auto lift, bathroom, tons of shelving and storage areas. Attached to this shop is another large 18' x 50' insulated steel structure with a 14' x 14' rollup door for Motorhome, RV, boat, etc..... Includes a 50 Amp power hookup.  
Metal outbuilding for additional storage

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### Mechanical/Electrical/Gas/Water

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Whole house Generac Generator. Comes on automatically when power goes out.  
New well - dug in 2025  
Water softener  
1000 gallon above ground propane gas tank  
In-ground sprinkler system in the front yard

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### House Highlights

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#### Gourmet Kitchen:

4.5' x 7.5' granite island with a second sink  
Viking Professional 48" 6-burner with griddle and double oven  
48" GE Café model built in refrigerator  
GE Drawer microwave  
Dishwasher  
Trash compactor  
Large 8' x 4' walk-in pantry  
13' of bar counter space  
Generous cabinet and drawer space with upper glass display cabinets  
Decorative mantled vent hood  
Hanging pot rack with lights above the island  
Chair Rail Molding in the table area

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Brazilian cherry hardwood flooring in most of the living areas  
Floor to ceiling windows  
Decorative crown molding, column casings and window casings throughout the entire house  
Gas fireplace with decorative mantle and surround  
Built in cabinetry in the living room  
Several decorative niches  
Oversized closets/storage areas throughout the house  
All lighting/fan fixtures and window coverings included