



## 1542 Perfection Dr Upgrades Per Seller

- Roof shingles replaced in 2018.
- Recent landscaping renovations and several beds added, including mature queen palm tree, magnolia trees, and more.
- Recent barn updates – exterior siding replaced with corrugated steel, RAMM stall fronts added, runs added, tack room finished, wash rack and hose bib added, and added automatic waterers in stalls.
- Recent interior and exterior paint for the home.
- Seller added exterior camera system and decorative drainage pond - 2016.
- Ballard water well installed January 2026 with upgraded high output pump.
- Automatic gates and fully fenced.
- Large pool with spa and waterfall.
- Wet bar in area that flexes as a study, living, or dining room.
- Family room – soaring windows, gas fireplace with a real chimney, backyard views open to the kitchen and dining.
- Screened in porch with gas fireplace.
- Firepit area.
- Finished guest suite first floor of the barn with mini kitchen and AC.
- Media room hardwired for speakers. Downstairs built-in speaker controls located in lockable room / second study off the primary bedroom.
- Secret room upstairs.
- Fenced-in garden with Vego Garden raised beds.
- Oversized 3 car garage, parking pad, and hard packed gravel under sod leading to barn.
- Washer, dryer, 2 fridges, 3 TVs, and 3 large outdoor storage boxes.
- Primary bedroom with egress to pool area, dual granite vanities, soaking tub, and an enormous closet with packing island.
- Fiber internet.
- No MUD taxes, curb water available, property currently using well water.
- Gated community - equestrian center, tennis courts, and stocked lake.
- Extras – Electronic shades, no carpet, 2 staircases, central vacuum, whole home water softener, mud room area, second bedroom down.



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GREENE**

