

# HOME FEATURE LIST

6148 Walton's Point  
Offered at \$1,600,000



*Lorrie Parker*

Realtor



## Property Features

- 1.516 acres
- 4 bedrooms
- 4 full bathrooms
- 2 half bathrooms
- 3 car garage with durable, finished floor for a clean, polished look
- Built in 2009, Owner moved in Dec 2009
- Full stone & hardy board low maintenance
- Custom made Knotty Alder doors from Austin
- Elevator accessing all floors with grab bar & telephone
- KitchenAid® Appliances
- On site custom built cabinets of Knotty Alder
- Oakwood floors
- Wood burning fireplace in Living Room
- Gas log see through fireplace in primary bedroom
- Separate Laundry Room
- Sealed floors
- Outdoor Kitchen
- A serene, forested retreat
- Fully Landscaped



## Exterior

- Distinctive grapevine motif carried through the front gate and decorative metalwork on the entry doors
- Full stone and hardy board - low maintenance
- Custom made doors of Knoty Alder from Austin
- Large wrap-around front porch with Cuzco tile floors & 12' high wood ceiling
- Large covered back main floor porches of Trex and wood ceilings. One, off living room with cathedral, beamed ceilings and the other off the dining room with 12' ceiling with both having 2 ceiling fans.
- Large lower level flagstone patio with hot tub
- Covered porch off of the library with Cuzco tile floors
- Both back porches and lower-level patio with mosquito misting system.
- Outdoor Kitchen-sink, 5 burner grill with infrared feature (2 years old), and two burner stove with natural gas line service.
- Beautiful, wooded back yard backing up to a preserve.

## Foyer

Large area with 26' beamed ceilings and accented with large outdoor carriage lights.

## Kitchen & Dining Rooms

- Silestone countertops
- On site custom Knotty Alder cabinets
- Puck lights in upper lighted glass front cabinets
- 12' beamed ceilings
- Under and over cabinet lighting
- Large island with Silestone countertop and prep sink
- 5 burner gas cook top
- Double oven setup with one convection oven for even, efficient cooking
- Warming drawer
- Pot filler
- Recently replaced dishwasher
- Pull out spice rack
- Cookie sheet cabinet
- Large platter cabinet
- Large pan cabinet
- Large working pantry with lots of storage
- Planning desk

## Living Room

- Statement 13' floor-to-ceiling stone, wood-burning fireplace featuring a raised stone hearth and natural cedar beam mantel, beautifully crafted to create a warm and inviting ambiance.
- Vaulted cathedral-style wood ceiling accented with exposed wood beams.
- Large cathedral windows looking out to back porch and wooded back yard.
- Open concept with kitchen and breakfast area both with wood beamed ceiling

## Office

- Private exterior entry along with interior access from the office—ideal for a consulting or home-based business and aligned with IRS home office guidelines
- Impressive two-story vaulted ceiling creating a grand, light-filled workspace
- Custom on-site built-ins, including cabinetry, integrated desk, and 12 legal size file storage
- Rich Knotty Alder cabinetry throughout for warmth and character
- Durable and elegant Silestone countertops and desktop surfaces
- Thoughtfully designed for productivity with abundant, organized storage
- Additional storage closet with built-in shelving for convenience

## Library

- Custom ceiling-height bookshelves with a convenient sliding ladder for easy access
- Block paneled ceiling
- Oakwood floors

## Wine Room

- Underground on three sides, providing ideal natural temperature stability
- Dramatic brick barrel-vaulted ceiling upon entry
- Wine cellar with approximately 1,500-bottle storage capacity
- Custom-crafted wood cellar doors with wrought iron hinges and statement lock
- Dedicated tasting room with a large window overlooking the flagstone patio and wooded surroundings
- Imported Italian Verdant Valley tile mural featured as a stunning focal wall
- Coffered ceiling highlighted by striking X-patterned solid wood beams

## Craft Room

- Expansive second-floor creative retreat designed for inspiration and productivity
- Generous storage throughout, ideal for organizing supplies, projects, or work materials
- Perfectly suited as an art studio, design space, writing room, private home office or home school
- Cozy alcove with a window seat, offering serene, wooded views—an ideal spot to relax, read, or spark creativity

## Parlor

12' beamed ceilings with large windows overlooking the back yard.

## Primary Bedroom

- Large, comfortable bedroom with room for a cozy seating area
- Elegant double-sided gas log fireplace creating ambiance in adjoining spaces trimmed in tile with crystals
- Beautifully crafted built-ins designed for maximum storage and functionality
- Large closet with plenty of room for wardrobe organization
- Dedicated flex space adjoining the primary bath, offering endless possibilities for relaxation, wellness, or nursery
- Inviting walk-in shower showcasing distinctive Cuzco tile finishes
- Second Primary Bedroom
- Spacious secondary primary suite with an elegant tray ceiling
- Generous walk-in closet offering ample storage
- Private vanity area with dedicated sink
- Walk-in shower designed for comfort and ease
- Handicap-accessible layout for enhanced functionality and convenience

## Bedroom 3 & 4

- Located on the second floor
- One spacious bedroom featuring a charming alcove and walk-in closet
- Second generously sized bedroom with a walk-in closet
- Both bedrooms share a convenient Hollywood bathroom

## Loft

- Second-floor loft offering an additional seating area or could transform into a fifth bedroom
- Expansive window framing breathtaking views of the scenic, wooded backyard
- Dramatic open sight-line spanning three stories, creating a light-filled, airy feel
- Serene setting reminiscent of a Colorado mountain retreat

## Garage

- Ultimate car enthusiast's dream with an oversized three-car garage
- Extensive built-in cabinetry and shelving for tools, gear, and organized storage
- Professionally finished floor coating for a sleek, showroom-quality appearance
- Combination of one double and one single metal garage door for optimal access
- Separate fourth-car garage perfectly suited as a dedicated workshop or hobby space
- Fully equipped workshop with built-in cabinetry, TV connection, and finished flooring—ideal for projects, entertaining, or showcasing your collection

## Structure and Mechanical Features

- American Standard 14 Seer R410A, Zoned
- Two 5.0 Ton Systems, 4.0 Ton System and 1.5 Ton Heat Pump System
- Pex waterlines throughout the house with 2 control stations
- Water Softner
- 20 kw natural gas Generac Generator

# Miscellaneous

- ADA designed main floor with at least 36" door openings, grab bars, door levers instead of doorknobs, slightly lower light switches, slightly raised wall outlets for wheelchair ease.
- Recessed lighting, much natural light, and ceiling fans throughout main areas.
- House zoned with 4 AC units.
- 2 tank-less water heaters.
- Transom windows throughout main level.
- 3000 square feet of red oak flooring on main level.
- Four car oversized garage with many built in cabinets, shelves, and tool closet.

# Neighborhood amenities

- Two community fishing ponds.
- Walking paths around ponds.
- Playground with a covered recreational pavilion with wood burning fireplace.

