

# **HIGHLIGHTS**

*Custom like-new home with lots of storage and many upgrades to make your country living luxurious!*

*Custom blinds throughout house and garage*

*Water softener with filtration system*

*Hot water circulation system*

*Quartz counters in kitchen and all bathrooms*

*12-foot ceilings on main with 8' doors*

*Ceramic tile throughout kitchen, dining room, family room, and foyer*

*Hardwood stairs*

*Solid wood doors throughout house*

*Ceiling fans in all bedrooms*

*Beautiful lake view from all main living areas*

*Mud Room with locker style hooks and shelving*

## **Primary Suite**

*Primary bathroom- dual vanity*

*Oversized shower with dual showerheads*

*Stand-alone soaking tub*

*Lots of storage and counter space in bathroom*

*Custom oversized primary closet with built ins and day lit with a window bench*

*Primary bedroom walkout door to back patio*

*Primary bedroom tray ceiling*

*Lake view from primary bedroom*

## **Office**

*Large designated office with glass French doors on the main which includes a large shelved storage closet.*

## **Kitchen**

*Large quartz island with cabinets underneath both sides*

*Five burner stove with pot filler*

*Double oven*

*Drawer pullouts in cabinets*

*Walk in pantry*

*Second pantry cabinet*

*Oversize black stainless-steel sink*

## **Family Room**

*Fireplace (propane) in great room/living area  
Solid hardwood oak mantle*

## **Outside**

*Aerobic septic system  
Sprinkler system with rain detection control  
Large covered front patio  
Christmas light plugs around the house - switch in the garage controls all Christmas lights*

## **Back Patio**

*Back patio double doors with in-glass blinds  
Large outdoor covered patio and outdoor kitchen with lots of lighting and three ceiling fans  
Outdoor fireplace  
Outdoor kitchen includes built in grill, sink and cabinet storage*

## **Bonus Room**

*HUGE bonus room (33'8" x 21'2")!  
Bonus room has electrical set to install fans*

## **Other House Properties**

*2 bedrooms upstairs with custom shelving in closets and Jack and Jill bath between.  
Guest Room on Main floor with 3/4 bath  
Coffee bar with cabinets underneath, shelving above and prep sink - stainless steel black  
2 air conditioners  
5 1/2" base  
Tilt-in windows for easy cleaning  
9-foot ceilings on the upper level  
All lights/fans have remotes and multiple wall adjustments for each room  
500 gallon propane tank*

## **Attic Space**

*Large attic space above the garage is decked for storage  
Decked utility rooms with additional storage space.  
2 furnaces (with individual thermostats)*

## **Other Property Attributes**

*Gated community  
No MUD tax - taxes 1.4  
On Cul de sac  
Lake view/ Lake front property*

*Neighborhood amenities include*

- *Parks*
- *Nature trails*
- *Equestrian Center*
- *Riding trails*
- *Tennis Courts*
- *Basketball Courts*
- *Sand Volleyball courts*
- *Swimming pool*
- *Community Pavilion with grills/tables/bathrooms*
- *Multiple lakes with docks for fishing, paddleboarding*