



40402 Country Forest Upgrades Per Seller

- Restoration and remodel completed 2018.
- Backyard is completely fenced plus patio area past the pool has electric and water for a future summer kitchen if desired.
- Recent Pool Updates - Pebble Tec siding, tile replaced.
- Two Driveways, 2 Garages for 3 Cars, Extra Parking Area.
- Low Taxes, no MUD Taxes, Low HOA Fee.
- Island Kitchen – butcher block island, Viking stainless appliances, oversized pantry, pot filler, commercial-styled range, convection ovens and microwave.
- 45 KW Generator – whole home and installed in 2022.
- Tankless Water Heaters, Radiant Barrier Roof Sheathing, Culligan Water Filtration, Soffit Lighting, Gutters.
- 2 Stone Fireplaces - gas and wood burning capable.
- Primary Bedroom – seating area, marble vanity with custom cabinetry, claw foot tub, walk-in closet.
- 5.3+ Acres, Morton Barn, Covered Wash Rack, Cross Fenced, Arena, Tack Room with Half Bath, Fully Sprinklered.
- Porcelain Tile Flooring, Guest Suite with Sound Proofing, Hardwood Staircase, Media Room / Game Room Upstairs.



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