

ITEM	YEAR	MAKE	COMMENTS & OTHER INFO
OUTSIDE			
FENCE:			Perimeter and Cross Fenced; 4' H, 3 rail w/horse wire. Front perimeter-white.
GATES			1) Rod-iron electric front gate with Key Pad Entry ; works with keypad, remotes or interior button. 2) Two gates on cross fence; on driveway and behind house. 3) Gate at rear of property opens onto ILE Nature Trail.
RV AREA			Area beside red metal barn has heavy metal double gates with septic and water hookup;previously.
METAL BARN/SHOP			Red Metal Barn/Shop in Horse Property. Previously had a rough apartment in it. Ready to make into a shop.
POLE BARN			Wooden Pole Barn; 2 full size stalls, 1 small stall, and 1 xlarge broodmare 2 sides open air stall.
PONDS			Fish pond; Catfish and bass fish pond neat house and retention pond in pasture at rear of property.
FOUNTAINS			Two fountains. 1) 3 tiered italian fountain off front "wrap around porch". Electric plug circulates water through and over the levels for the goldfish when manually plugged into the porch outlet; not hard wired. 2) PVC fountain circulates water in the pond behind the yard with an arching plume of water, when the pump is manually plugged in.

WFI		AT&T	WIFI service via AT&T.
HOUSE EXTERIOR			
GARAGE			3 vehicle garage w/20' concrete pad outside. Approx 1,000 sq foot garage w/built in storage cabinets; fully renovated Aug 2026. Concrete pad off garage was added 2025.
FRONT PORCH		N/A	Wraparound Front Porch with recessed lighting and dimmer switches, fully renovated Aug 2026
GUTTERS			Gutters, with leaf guards; on front, and most of sides and back of house.
CUSTOM DORMER WINDOW	approx 2019		Arched Dormer Window; Custom made 7'x7, installed in foyer; replaced 2019.
FRONT DOOR			African mahogany front door with inserted leaded glass design; refurbished Oct 2026.
WINDOWS			XLarge windows through out house. Plus custom full length windows in living room and loft.
BALCONIES		N/A	2 exterior wood balconies; under patio cover off the loft and off back of unfinished game room above garage.
AIR CONDITIONERS			2 AC units, upgraded
			French doors, from living room to back patio; wood with glass inserts and bolt lock.

PATIO AREA			Back patio with concrete pad and gas. Wired with natural gas for grill and an electrical hookup for hot tub. Has access door to half bathroom (AKA garage bathroom); locks from inside.
<i>*Hot Tub, with Cover</i>			<i>*Optional; may purchase 2025 4-6 person hot tub, 240V (with cover) separate from house</i>
FOUNTAINS			1) 3 Tiered Italian Style Fountain; not hard wired but plugs into electrical outlet on porch circulates water through tiers. Goldfish occupy lower level. 2) PVC fountain in the pond behind the house circulates water in the pond when manually plugged in.
TREES, in Front of House			Lacy Elms, Large Pines, Surgum, etc
TREES, in Back of House			Pistache Tree (2015), Fig Tree, Red Tipped Bushes, assorted Crepe Myrtles (2020), Oaks, Pines.
TREES, In Horse Areas			Assorted
LIGHTING			Assorted Exterior/Perimeter Lighting and Motion Detectors. Interior lighting with dimmer switches.
HOUSE INTERIOR			
WATER			Good water pressure, from local Quadvest water provider from ILE aquafer. 1" waterline throughout house.

CEILINGS			20' Ceiling in living room with recessed Lighting, dimmer switches, and crown molding; both midway and at ceiling height. Mastger bedroom has 10' celing and other rooms have 9' ceilings.
FLOORING			Wood look laminate flooring and tile throughout. Additional boxes of the same laminate are stored over garage Gameroom for completion of that room and the Theater Room.
FIREPLACE AND SURROUND			Heat-N-Glo fireplace uses outside air for combustion (vented at patio) recirculates inside air for heat with natural gas and ceramic logs; has remote for fan, River Stone surround, stone hearth and red oak custom *mantle with AC outlet. (<i>*the oak mantle and visible oak beams in living room were milled from red oak trees on our own property</i>)
WOODWORK			Custom red oak beams, doorway arches baseboards and oak woodwork. (<i>*the oak mantle and visible oak beams in living room were milled from red oak trees on our own property</i>)
BEDROOMS			3 bedrooms with ceiling fans. Master bedrooms has can lights on dimmer and secondary toggle switch for perimeter lights.
BATHROOMS			2 full baths, 1 half bath; Limited edition Jacuzzi brand tub in master bathroom. Full baths have vanity lights, cultured marble on counters and in showers and master bathroom has a double

			sink. The half bath (AKA garage bathroom)has additional locking doors to patio/hot tub area and to garage. Built-in bench storage .
ENTRANCE AND DINING AREA			Each room has a chandelier on a dimmer switch, plus a switch for interior and exterior outlets. Also the main toggle switch for perimeter lights.
LIVING ROOM			20' ceiling with can lights and dimmer switchws. Built in oak entertainment unit with deep slidout cabinets. Access to stereo electrical wiring via utility closet behind it. Top half of entertainment unit is bolted on and removable for xlarge television. Surround sound speakers built in wall at loft level. Large ceiling fan dropped down to 10' height with dimmer switch and remote.
HALLWAY UTILITY CLOSET			Hallway utility closet backs up to living room's entertainment unit for access for organizing / concealing wiring.
STAIRS			1) Black metal spiral staircase and landing from living room to loft. 2) Stairway in garage also lead to unfinished "Game Room" over garage and to loft via separate locking door in there.
"THEATRE ROOM" <i>READY TO FINISH</i>			Off the Loft is a room readyto finish with sheetrocking. Planned for future Theater Room; electrical wired and ready for sheetrock. Has the 2nd water heater in the elevated area with insulation in the back of the room.

WOODWORK			Custom red oak baseboards, archways, and kitchen cabinets.
PANTRY			Walk-in pantry with AC elec outlets, shelving up to the 12' ceiling with and 2 extra wide/deep bottom shelves.
KITCHEN SINK AREA			Oak cabinets from floor to ceiling, under cabinet LED lights/motion activated, stainless steel double sink with motion sensed faucet and a disposal; includes built-in China cabinet, slideout spice rack, "lazy susan", xlarge pots/pans storage under cooktop, large sliding drawer under oven (for lids), sliding drawers under pastry cabinet, and slotted cabinet for baking sheets. End cabinet has slideout area for dual trash cans.
KITCHEN COUNTERTOPS			Silestone brand quartz kitchen countertops; includes main counter, "bar" area and side "pastry area" to roll out pastry dough.
OVEN			Stainless steel Kitchen Aid convection oven.
KITCHEN VENT HOOD			Stainless steel high velocity/CFM vent hood, with glass front and removal grease traps (dishwasher safe)
KITCHEN COOKTOP			Stainless steel GAS cooktop
DISHWASHER	2024	Bosch	Stainless steel Bosch Superquiet dishwash; Wifi connection.
LAUNDRY ROOM			Laundry room has a coat closet, large cabinets on both sides and extra outlets. Fold-away Space Saver ironing

			board is in it's own cabinet on forward laundry room wall. *Washer (elec) / dryer (gas) hookups.
<i>*Washer (elec) / Dryer (gas) Hookups</i>	2025	Maytag	<i>*Optional; 2025 Maytag Petpro washer and Maytag dryer available for purchase.</i>
WATER HEATERS	2026		Both water heaters replaced in 2026; attic and theater room.
EXTRA ROOM FOR EXPANSION #1			Large room over master bedroom; closed off from the loft (behind the bookcase) for future use.
EXTRA ROOM FOR EXPANSION #2			Unfinished apt/game room over garage; elec wired and plumbed - ready for sheetrock
ATTIC			Attic access with foldaway stairs in front hallway.