

**FRONT EXTERIOR:**

- Larger extended parking for 5 vehicles
- Freshly painted all exterior of home in 2023
- Fully fenced front yard with low maintenance vinyl fencing
- Double Wide Gate on left side of home for easy RV Access or Extra Parking
- Extended Cement front patio
- Gas Fire Pit
- Flag Pole in front
- Two Lamp Post in front for extra lighting, (come on automatically at twilight)

**INTERIOR OF HOME:**

- Keyless Entry and Security System
- New Wood 40 Yr Waterproof Laminate Flooring
- Freshly Painted Interior 2022
- At Dining Room (see floorplan) separator wall removed for grand great room
- In Great Room, 2 new floor to ceiling custom cabinets
- Great Room spectacular stone wall between cabinets
- Great Room New separate zoned Modern White Iron Pellet Stove
- Great Room Attached TV stays – this is the only one of two that stays with home, (all holes will be filled and painted).
- Great Room Under Pellet Stove Slate Flooring
- Plantation Shutters throughout home
- **Kitchen:** Upscale complete remodel from original Kitchen with: Large Granite Island with Deep Cabinets underneath, seats 8 & recessed lighting above; in Island Bellucci Farmhouse Apron Front Black Granite Single Bowl Kitchen Sink with Oil Rubbed Bronze Kitchen Faucet; GRAND Custom Cabinets and Draws w/yes Soft-Close-Cabinets floor to ceiling with all custom Brass handles; under Cabinet Lighting; Stone backsplash w/USB plugs; Wood Wall Mount 8" Range to exterior Hood; Stainless GE 5 Burner Bluetooth Gas Range w/Convection Roast & Air Fryer; Pot filler faucet; Range Full Granite Backsplash; 3 custom hidden step ladders accessed by a single push; Tall Cabinetry for Appliance hide away & Microwave → (goes with home) near cookbook shelves; Stainless LG French Door Refrigerator (goes with sale of home); Frosted Glass Cabinets; Built In Trash Cans with perfect positioned Cutting Board for easy trimmings clean-up; Cabinets top trimmed with Crown Molding; New Variegated Wood Laminate 40 Yr flooring; Lrg Pantry Cabinets with pull outs around corner in hall. Yes, a Kitchen *"To Die For"*.
- **New hallway lighting/chandelier**

- Upscale remodeled **Laundry Room**; New matching custom cabinets to ceiling; Granite Surround Counter on/around Laundry Room Basin Sink; New Faucet for Hot and Cold water; Gas Dryer and newer Maytag Glass viewing washing machine (Washer and Dryer go with sale of home).
- 4<sup>th</sup> Bedroom: New Barn Door doors and Barn Door Hardware with lighting in closet TV in this room can stay.
- Hallway Bathroom: Double Sinks and New Oil Rubbed Bronze Faucets 2024 & handles
- **2<sup>nd</sup> and 3<sup>rd</sup> Bedrooms** both have ceiling fans and kids prefer to take their TV's with.

Thank you

- **Master Suite**: Ceiling Fan; Barn Door & Barn Door hardware to En-Suite; Counter Height Double Sink Cabinetry; New Nickel finish Faucets & handles 2024; Stainless Modern cabinet hardware; 2 Single silver trimmed mirrors; 2 over the counter Nickel finish lighting; Walk-In Closet Bright White Closet Maid Organizers & Drawers.
- **Home Gym**; Right out Master Suite is your area for a Home Gym. The Sellers are offering a \$2,000 carpet allowance with sale of home for carpet replacement in this area. Ask your Agent for details. (RV Sewer cleanout installed under, so carpet was removed and could not be matched again).
- **Family Room**: Full Bar with lighting and Refrigerator, is all negotiable for separate price. Not attached and is not included.
- **Permitted Tile Roof over full solarium/gym/family room**
- **Family Room**: New Ceiling Fan with remote; Recessed lighting; Built in Speakers with controller
- **Mitsubishi HVAC**: Separate Heat and Cooling Source for Family Room and Bar area. Large 64" TV does NOT Stay.
- Full Lite fiberglass gliding **double door opening sliding glass** door, plus 2<sup>nd</sup> 9 ft slider

#### REAR EXTERIOR OF HOME:

- Fully plumbed water fall Koi Pond
- Extra Large Extended Paver Patio
- Hot Tub AREA with 220 Electric (Hot Tub Does NOT stay)
- Retaining Wall with landscaping and fruit trees just beyond wall
- 4 Raised Bed Garden planters with drip and full Sun throughout day
- Fully Electric Separate Structure Home Office with front porch and peaked matching tile roof
- Four Post Gazebo does not stay with sale of home
- Separate Structure Garden Storage Shed

- North side RV Parking for up to 4 RV's with 220 Electric installed, plus cleanout for sewer hook up.
- **30 x 40 Extra Garage:** 4 Car Tandem Garage; Dbl Garage Door with opener; Workshop with Cabinets and lighting; Extra Room with Walk-In Closet, lighting and insulation.
- **2<sup>nd</sup> RV Hook-up area:** Hooked-up to Sewer, Water and Electric with this beautiful nearly new 5<sup>th</sup> Wheel (is for sale – original price was \$125,000.00 (negotiable), not presently open for viewings....if serious interested party, arrangements to view can be made). Has its own yard, private paver patio, tree, fire pit, mailbox, retaining wall with two side entrance and great privacy with no neighbor to the south, north or west. Could be used as Airbnb/Vrbo or guest stay.

Whew.....that may be it, but there are a lot of little items and features the Seller will educate the new buyer on prior to them leaving the home. As you can see the Seller definitely has "Pride of Ownership" with this beautiful home.

If you truly want an item(s) we may list here as not transferring with the sale of the home, or list as not for sale, please inquire, for the Seller said all things are negotiable.....except the Hot Tub....sorry.

*We know you will love this place!*