

# 397 S. Cemetery Road

## ***Amenities***

### **WATER**

- Abundant water; 10 water shares available
- Irrigation pumps and piping included
- Year round Willow Creek with a beach
- 2 irrigation ditches
- Mature landscaping on drip system
- Home is on reliable city water & trash

### **Farm/Property**

- LOCATION LOCATION LOCATION; Adjacent to new 98 acre Riverwalk Park and close to downtown w/private country feel!
- No HOA's or CCR's
- In the County (has agricultural exemption)
- Close proximity to the city.
- Property could be annexed into the City for potential lot split.
- Elegant Electric gate opener to property
- Private Road
- Property fenced completely
- Crossed fenced for cattle or horses
- Loafing Shed
- Orchard grass (Usually 4 cuttings per year)
- Septic
- Not in Floodplain
- Enjoy seeing deer, turkeys & other wildlife.
- Lots of mature trees
- Secure 4 beam bridge over stream for full property access
- Old wood barn (used for storage)
- Room for Shop(s), Corrals, Arenas or anything else you may want
- Private entry and road to home
- Graveled (road mix) access all the way around the home
- Flag pole

### **KITCHEN**

- Kitchen open to dining & family room
- Right off garage for easy grocery delivery
- Abundant cabinet & counter space

- Spacious walk-in pantry
- Granite countertops
- SS Appliances (electric stove top)
- Deep SS Sink
- Light and bright w/recessed can lighting
- Laundry right off Kitchen w/additional pantry storage space
- Breakfast bar with space for 4-5 stools.

### **DINING**

- Spacious dining room (room for nearly any size table/gathering)
- Scenic view of property
- Expansive Windows
- Glass slider to patio (extended dining space)
- Ceiling fan

### **PATIO**

- Covered & shaded rear patio
- Vinyl white picket fully fenced yard area
- Tranquil water feature
- Grape orchard w/pergola
- Mature trees
- Recessed can lighting

### **FAMILY ROOM**

- Spacious (room for any sized furniture or arrangement)
- Elegantly arched openings to Kitchen & Dining
- Wood burning stove
- Ceiling fan
- High window count w/Faux blinds
- Recessed can lighting

### **MASTER**

- 18'x15' Master
- Modern electric fireplace
- Custom paint color
- Ceiling fan & recessed can lighting
- Speakers
- Huge walk-in closet
- Separate shower & tub
- Sky light

- Safe (included)

### **HOME**

- Great floor plan
- 2 masters Suites (one on main, one up) w/full baths
- Guest bath in private (not right off kitchen) location
- 3 full baths
- 3rd bedroom off entry (great for office) w/speakers & pocket door
- Spacious bedrooms
- Full bath & closet added in 2nd Master Upstairs (not permitted)
- Custom built home
- 9' ceilings on main.
- Neutral paint colors (two-tone/white trim)
- White lid (ceiling)
- Central Vac
- 2x6 construction
- Commercial grade LVP flooring on main.
- Flat panel electrical
- Full length covered front patio
- Full gutters
- Low maintenance vinyl siding
- Meticulously maintained & improved by original owners.

### **GARAGE**

- Oversized 35'8" x 29'5"
- Finished w/bright white paint
- Window
- Man door
- Easy access to kitchen area
- Door one 8' x 9'
- Door two is 7' x 18'
- Work bench & shelving