

# *Home Features:*

- ❖ 5 Acres
- ❖ Zoned A – Agricultural (allows Equipment Sales, Rental, Leasing & Storing)
- ❖ Futuring Zoning – UF3 or General Commercial (must apply, have public hearing & be approved. NO guarantee)
- ❖ Detached Barn Area Features:
  - Electric
  - Water
  - Under Roof Enclosed Building 25 x 40 feet
  - 2 Garage Doors Each opening is 10 x 8 feet (Plenty of room to park 4+ Cars)
  - Open Covered Paddock is 11 ¾ x 40 foot w/ a 11 1/2 x 9 ¼ Entrance Clearance
  - Covered stall for livestock w/ corral
- ❖ Property is fully fenced in w/ barbed fencing & includes multiple corrals
- ❖ Main Gate: Low Voltage Wiring w/ battery backup. Opens by code and/or remote
- ❖ 20-amp outlet for RV Hookup
- ❖ New Roof – January 2025
- ❖ New Pool Cage – February 2025
- ❖ Large Covered Outdoor Living Area Encage - February 2025
- ❖ Pool Resurfaced: Pebble Tech & New Tile – 2021
- ❖ New Paver Pool Patio – 2021
- ❖ Windows Replaced – 2004
- ❖ Slider Doors Replaced – 2004
- ❖ Home Plumbing updated to PEX w/ Copper lines into home - 2006
- ❖ All New Baseboard Trim – 2022
- ❖ Luxury Wood Laminate Flooring – 2018
- ❖ HVAC – 2018

❖ Kitchen Updated - 2020

- Upgraded Solid Wood Cabinetry w/ Dove Tail & Soft Close Features
- Bucket Drawers
- Lazy Susan Corner Cabinetry storage
- Granite Counters
- Large Farm Sink
- Large Wall of Pantry Cabinets w/ Pull Out Shelving
- Stunning Tile Backsplash
- All Stainless Steele Appliances
- Garbage Disposal

❖ Owners Suite Features:

- Large Owners Bedroom w/ Dual Closets
- Beautiful Views of Property
- Updated Tile & Glass Doors in Shower
- Dual Sized, Dove Tail, Soft Close, Solid Wood Vanity w/ granite counters
- Updated Lighting, fixtures, hardware & mirrors
- Dedicated Water Heater – 2024

❖ Main Water Heater – 2018

❖ Large Bonus Room w/ Built-in Bar & Fridge

❖ Public Water

❖ Sewer: Septic

❖ Attached 2 Car Garage

❖ Fresh Interior Paint

❖ Fresh Exterior Paint

❖ Nicely Sized Secondary Bedrooms

❖ Lots of Storage throughout the home

- ❖ *Large Inside Laundry Room*
- ❖ *Split Floor Plan*
- ❖ *Mature Landscaping*
- ❖ *Wooded Views Along Back of Home*
- ❖ *No Flood Zone – Flood Insurance is Not Required*
- ❖ *No HOA*
- ❖ *No CDD*
- ❖ *No Deed Restrictions – Bring your Boat, RV & Anything else your heart desires*
- ❖ *Top Rated Schools*
- ❖ *Minutes to Lakewood Ranch and UTC with limitless Dining, Shopping and Entertainment options*
- ❖ *Great for Easy Commuting*