

## 1225 CR 218 \_ Amenity Sheet

### Pg 1 - 8

Map Coordinates - 31°41'8.84"N 94°34'40.72"W

Elevation - 390'

No fema flood zone

#### Front Porch - 42' x 8'6"

Porch swings –two, 5' swings,

Outdoor lantern sconces - 2

Outdoor ceiling fans - 2

Recessed cans - 3

Column front porch -10

Door bell

#### Foyer - 7'8" x 14', 9' ceiling

8' double front doors (wood & lead glass)

Schumacher - wallpaper

7" Dental crown molding

Main switch for outdoor Christmas lights (one switch on & off)

Tile flooring

Chandelier 5 lights and lead crystals

#### Dining Room - 12' x14', 9'ceiling

2 pairs of French doors

7" Dental crown molding

Swarovski crystal trimmed chandelier with 6 lights (dimmer switch)

Hardwood floors

Plantation shutters

#### Study - 12' x 14', 9' ceiling

4 1/2" crown molding

Ceiling fan w/ lights

Recessed can lighting

Phone jack

Computer network system outlets

Sculptured carpet

Plantation shutters

French doors

Built-in book shelves w/ electrical outlet

**Pg 2 - 8**

Family Room - 28'6" x 19, 11' ceiling

- Double sided fireplace (propane & gas logs)
- Oversized Tiffany Chandelier, 4' diameter (dimmer switch)
- 2 remote operated ceiling fans w/ up lighting
- 2 floor electrical outlets
- 7" Dental crown molding
- Built-in cabinets w/adjustable shelves
- Built-in entertainment center w/ electrical outlets
- Large built-in storage w/ electric outlets
- Plug outlet on mantel w/ independent light switch
- Tile flooring
- 2 pair of French doors to screened in porch

Kitchen - 17'4" x 14' 4", 9' ceiling

- 2 GE Monogram double ovens
- 2 GE Monogram dishwashers
- GE Monogram range, 6 gas burners/griddle
- GE Monogram custom wood paneled refrigerator & freezer w/ ice maker
- Microwave—perfect height
- Appliance garage w/ electrical outlets
- Silestone countertops
- Double sinks, disposal, & flip-out drawer
- Large island with sink, disposal, electric outlets on two sides of island, slide-out slide-out built-in Trash can, and pull out drawers
- Accent lighting under and above the center island
- Tons of storage
- Tile flooring
- 4 1/2" crown molding

Pantry - 5'6" x 8', 9' ceiling

- Built-in shelves
- Tile flooring,
- Glass Door

**Pg 3 – 8**

**Breakfast Room** - 12' x 14'8", 9' ceiling w/View of Spring Fed Pond

- 4 1/2" crown molding
- Tile flooring
- Custom silk block top treatments
- Handmade Chandelier from Italy with 8 lights (shades)
- Recessed lighting
- Phone jack

**Master Bedroom w/ sitting room** - 17'2" x 26'6", 9' ceiling

- Custom side panel window treatments, matching bedding, and upholstered king bed frame
- 2 ceiling fans with light kits
- Recessed lighting
- Plantation shutters
- Double sided, see-through, remote controlled, gas fireplace
- Mantel w/ plugs
- Two T.V. connections
- 15 electrical outlets
- Coffee bar
- Custom built-ins w/ accent lighting and storage on both sides of the fireplace
- Sculptured carpet

**Master Bath** - 17'3" x 13'9" , 9' ceiling

- 4 1/2" crown molding
- Double doors
- Lge. Whirlpool tub w/ jets
- Tiled concealed walk-in shower w/ bench
- Island with his/her vanities & sinks (back to back) with large mirrors
- Swarovski crystal sconces with shades (mounted at his/her height)
- Separate vanity for her (make-up area, large mirror, & tons of stg.)
- Built-in glass front shelving storage wall
- 2 ceiling fans, heater, & vent
- Recessed lighting
- Accent lighting under-vanity (nightlight)
- Swarovski crystal chandelier over tub
- Tile flooring
- Plug outlet in draws for hairdryers
- Plantation shutters
- 8 electrical outlets

**Pg 4 – 8**

Master potty area - 7'4" x 5', 9' ceiling

- 4 1/2" crown molding
- Built-in cabinets above toilet
- Recessed cans and vent
- Electrical outlet
- Phone jack
- Tile flooring

Master Closet - 13'10" x 11, 9' ceiling

- 4 1/2" crown molding
- Sculptured carpet
- Center island with his/her drawer pull-outs
- His/her built-in shoe rack
- Built-in shelves
- Plantation shutters
- Electrical outlets

Future Game Room - 549 SQ. FT. , 11' ceiling

- All electrical stubbed out ( recessed lighting, center light, electrical switches & outlets
- 6' arched window
- Closet 4'x 6'8"
- Tech Sheild with 6" Profoam insulation
- 3' door

Attic left side - 18' x 17', 11' ceiling, and plywood decking

- Hot Water heater - A.O. Smith Promax + Plus High Recovery 75 gallon propane
- Individual air vents for hot water heater pilot lights
- 3'door with lock, light switch, electrical outlet
- Tech Sheild with 6" Profoam insulation
- Fire/smoke detectors

Attic Right side - 1,006 SQ. FT. estimated, 11' ceiling, and plywood decking

- Hot water heater Rheem Guardian system, Everkleen self-cleaning 50 gallons propane type
- Individual air vents for hot water heater pilot lights
- Tech Sheild with 6" Profoam insulation
- Light switch, lighting
- Electrical outlets
- Fire/smoke detectors

**PG 5 – 8**

**2nd Bedroom - 14' x 15', 9' Ceiling**

TV outlet  
Ceiling fan w/ light kit  
Recessed can lighting  
Walk-in closet - 5'5" x 11', built in dresser / shoe rack  
6 electrical outlets  
Hard wood flooring  
Plantation shutters  
Custom side panel window treatment, matching upholstery king bed frame, & bedding  
Hard wood flooring  
Plantation shutters  
Custom window treatment, upholstery king bed frame, & bedding

**2<sup>nd</sup> Br En-Suite Bath - 5'x 11'**

Full bath  
Custom bathroom vanity sink w/ pullout drawers and storage  
Silestone countertop  
Large framed out mirror  
Vanity lighting 6 lights  
2 electrical outlets  
Ceiling fan  
Heater, vent, and light over tub  
Plantation shutters  
Wood tile flooring

**#3 Br, Guest 12' X 15', 9' Ceiling**

Ceiling Fan with light kit  
T.V. outlet  
Phone jack  
7 electrical outlets  
Nice large closet 2'6" x 8' Double door closet  
Sculptured carpet  
Plantation shutters

**Pg 6 – 8**

**Guest,En-suite Bath - 8'6" x 8' 9' Ceiling**

Full bath - shower / tub  
Crystal chandelier 4 lights with shades  
Custom built-in linen cabinet  
Vent  
Recessed lighting  
Lighting over tub  
Tile Flooring  
Plantation shutters  
2 electrical outlet

**Laundry Room - 8' x 11" 9' Ceiling**

Sink with pull down drawer  
Washer & Dryer  
Ceiling fan with light kit  
Recessed lighting  
Bench w/ under storage and tool cabinet w/ peg board  
Extra closet  
Tons of storage / laundry baskets area  
Slide out trash can / dog food holder  
Tile flooring  
French doors  
2 electrical outlets

**Back Patio - 7'6" x 10'8"**

Ceiling light with motion detection  
electrical outlet  
2'6" door w/ custom blind

**Screened Back Porch - 32' x 12'**

Fireplace - wood / gas burning  
Two ceiling fans, recessed lighting cans  
Mantel w/ plug  
Decorative outdoor / sconces (lighting)  
Two pairs of French doors from the family room  
Doggie door  
Electrical outlet & Connection for outdoor T.V.  
High angled ceiling

## **Pg 7 – 8**

### **Hall Powder Room - 5'6" x 6'6", 9' ceiling**

Crystal chandelier / recessed lighting  
Schumacher wallpaper  
Vent  
Tile flooring

### **Hall Coat Closet - 3' x 3'7"**

Light switch, built-in shelf w/ rod

### **Closet storage under stairs - 7'6" x 7'9"**

Recessed can lighting  
Electrical outlet

### **Turned Stairway -**

Tiffany Chandelier  
Electrical outlet on landing  
Wood spindle railing

### **Upstairs closet in hall - 2'6" x 3'6"**

Light switch, lighting

### **Special electrical features**

Plugs under all eaves of the house for Christmas lighting controlled by one switch  
Floor plugs in the family room  
Phone outlets in bedrooms, kitchen, family room, study, and master bath toilet  
LED lighting throughout  
Perimeter security floodlighting under eaves  
Security alarm system with motion sensors  
Fire/smoke detectors

### **Stand-by Generator**

Automatic start, (16 kw Generac, air cooled generator, w/ automatic switching)

### **Pond**

1 1/2 acre, spring fed, fully stocked w/ bass, channel catfish, and sun perch

### **Dock - 24' x 16'**

Step lighting, downward lights, electrical outlets, and solar lighting on posts

**Pg 8 – 8**

Outside electrical / gas

Stubbed out for outdoor kitchen  
Wired and ready for swimming pool

Septic

Aerobic septic system

Oversized three car garage

3 car garage, storage closet, and work bench area  
3' metal side door, doorbell (outside of house) safety peep hole  
Crown molding  
Doorbell inside garage (entry to house)  
4 lantern sconces ( exterior of house)  
7 electrical outlets

2019 Serious Upgrade at Property

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August 1<sup>st</sup> 2019, Update to Amenity List  
Trane Air Conditioner XR17, Two Stage  
16 Seer with Digital Thermostat with  
WiFi Control. System Includes Dehumidifier

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