

The Best of Both Worlds

Neighborhood Comfort. Wooded Acreage. Room to Roam.

Land & Setting | Show-Stopper Garage | Barns & Horse Setup

Finished Lookout Basement | Move-In Ready | Room to Spread Out | PHM School District

4	4.5	6.1	5,230	2003	6
BEDS	BATHS	FENCED ACRES	SQ FT	BUILT	CAR GARAGE (POTENTIAL)

Improvements

- Fresh paint throughout
- Newly stripped, restained, sealed and new hardwood floors throughout main level
- New carpet on stairs, upstairs and in basement
- Newly remodeled half bath on main level
- Partially remodeled master bath
- Freshly stained and sealed sunroom
- Freshly stained and sealed large deck
- Passed septic inspection
- Professionally cleaned
- Lookout basement newly finished with a theatre area, full bath and potential bedroom
- Large hot tub
- House wired for sound system and speakers, including outdoor deck area
- Hard wired for security cameras and security system
- Basement wired for a projector and surround sound
- Basement has 220 outlets for a sauna and/or tanning bed
- Dryer and stove both have electric or gas options
- Electric fence and paddock for livestock
- Main floor laundry with stainless steel countertop and storage cabinets
- Garage has air compressor lines hard wired in on both ends
- Area for air compressor in adjacent storage shed for decreased noise
- Hot and cold water plumbed in the garage, ready for a utility sink
- Garage is finished with storage cabinets and a work bench
- 5 foot tall black fenced backyard with surrounding rock landscaping



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Property Highlights

What makes this property stand out

Land & Setting

6.1 fenced acres with no HOA and a wooded backyard, plus two entrances: one off Douglas Rd. and one at a cul de sac.

A Show-Stopper Garage

Air compressor lines, hot and cold water, and a beam lift with electric winch. Room for 5 cars with lifts, plus a 1,200 sq ft loft with mother-in-law suite potential.

Barns & Horse Setup

960 sq ft pole barn with horse stalls and hay storage, electric fence and paddock, a second 468 sq ft pole barn, and an electrified utility shed.

Finished Lookout Basement

Theatre area wired for projector and surround sound, full bath, potential bedroom, and 220 outlets for a sauna or tanning bed.

Move-In Ready

Fresh paint, refinished hardwood floors, new carpet, remodeled half bath, passed septic inspection, and professionally cleaned.

Room to Spread Out

5,230 sq ft with 4 beds and 4.5 baths, wraparound porch, sunroom, cathedral foyer, 9 ft ceilings, large master walk-in, and a private hot tub overlooking the woods.

Don't Miss These

- **Double entrances to property: 1 off of Douglas Rd. and 1 at the beginning of a cul de sac**
- **1 pole barn has horse stalls with storage for hay (960 sq ft)**
- **Utility shed has electric with 220 outlet (168 sq ft)**
- **Hot water recirculating line throughout house**
- **2nd pole barn for car or boat storage (468 sq ft)**
- **Irrigation system**
- **Upstairs storage area could potentially be another bedroom with a bath; cathedral foyer**
- **Garage has an unfinished loft (1200 sq ft) that could potentially be a mother-in-law suite with separate entrance**
- **Mechanical room is a separate room**
- **Basement has storage room with shelving**
- **Garage has the potential to hold 5 cars with lifts**
- **Garage has a beam lift with an electric winch on a trolley**
- **Multiple walk-in closets, including a large master walk-in**
- **1 upstairs bedroom with its own full bath**
- **2 upstairs bedrooms share a Jack and Jill bathroom with separate sink areas**
- **Wraparound porch**
- **Sunroom off of kitchen**
- **Private hot tub overlooking wooded backyard**
- **9 ft ceilings**
- **Tray ceiling with lighting in multiple rooms**
- **Custom built with special features and large rooms**
- **Whole house water filtration system**



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