

## 20135 State Highway 15

Fargo, OK.

### AMENITIES.

#### HOME:

1. French Oak Wood Flooring in the entry hall, office, living room, dining room, kitchen, pantry and hallways.
2. Tile flooring in the mudroom, laundry, hall bath, master bath.
3. Carpet in all 4 bedrooms.
4. Ceiling is lined with Knotty Alder planks in the living room, entry hall.
5. Granite countertops in the kitchen (live edge on the island), laundry room, pantry and all bathroom vanities.
6. All interior doors are solid core Knotty Alder.
7. Pella Windows encased in wood throughout the home.
8. Full Glass Pella doors at the back porch and in the Master bedroom.
9. Full size Solar Shades on all windows.
10. Class 4 Shingles.
11. Christmas light plugs installed under the eaves.
12. Entire home has guttering and down spouts.
13. All exterior wood is cedar including the porch post and soffit.
14. Full sprinkler system front and back.
15. Septic Tank and lateral lines are located to the northeast end of the home.
16. All exterior walls are 2 X 6, the home is well insulated with spray foam and blown-in insulation. The interior walls are also insulated.
17. Full solar shades on the windows around the home.

#### KITCHEN:

1. Walk-in pantry with pocket doors and electrical outlets for a coffee bar area.
2. Knotty Alder cabinetry, with soft close doors and drawers.
3. 4 Lazy Susan's
4. Several cabinets do have pull-out drawers.
5. Built-in Microwave and an electric double oven/stove.
6. Dishwasher and disposal.

#### MASTER BED & BATH:

1. Pella exterior door that leads to a sitting area and additional parking.
2. Ceiling Fan.
3. Carpeting in the bedroom, Wood look tile in the bathroom.
4. Pocket door in the toilet area.
5. Lots of granite countertops and plenty of cabinets and drawers for storage.
6. Standalone soaking tub with day/night shades on the windows.
7. 6 X 6 walk-in shower with a full bench and double shower heads.
8. Huge walk-in closet with 4 adjustable shoe/sweater shelves and a built-in dresser.

#### SECONDARY BEDROOMS:

1. All have ceiling fans and walk-in closets.
2. Two of the rooms share a Jack and Jill Bathroom with a walk-in shower and separate vanities.
3. The other bedroom is adjacent to the hall bathroom with a tub/shower combo.

#### LAUNDRY AND MUDROOM:

1. There are cabinets on 2 walls, one has a sink (apron style) the other has a folding area.
2. The mudroom is just off the garage with a 6 ft. bench and additional hanging area.

#### GARAGE:

1. 3 Car garage with 8 X 12 insulated doors all have openers.
2. The garage is approx. 28 ft deep, so plenty of room to park a big pickup.
3. Water Well has plenty of water to handle watering the lawn, operating the house household and keeping livestock maintained.
4. Tankless hot water heater.
5. A water softener system that is owned.
6. 2 zoned Heat Pumps.
7. 36 KW Kohler Generator that will operate the entire property.

## SHOP/BARN:

1. 40 X 60 Wood frame, with a concrete floor. And 14-foot side walls.
2. Spray foam insulation throughout the shop.
3. Tack room in the northeast corner with storage above it.
4. Exterior door from tack room to the saddling area under the lean-to.
5. There is a wood burning stove located in the center of the shop.
6. 12 X 12 insulated garage doors with openers on both.
7. The lean-to is 20 foot deep and runs the full 60 foot.
8. 3 runs, 15 X 30 half under cover with Ritchie automatic waters.
9. Several additional runs and turnouts.