***15905 MONTROSE LANE AMENITIES/UPGRADES***

**HOUSE FEATURES**

*High ceilings and crown molding throughout*

*Rich hardwoods in entry, dining room, living room and family room*

*Office/2nd bedroom on first floor with wood floor and a private bath*

*Huge game room up plus 2 bedrooms with pullman bath and double sinks*

*Theater room wired for electronics and surround sound*

*House has built-in speakers & is wired for surround sound to master, living, dining & back porch*

*In law/separate quarters includes separate entry with full bath and huge closet*

*Huge utility/mud room with sink and plenty of storage*

*Freshly painted Interior with neutral colors*

*4 zones for heat/air and two aerobic septic systems*

*Central vacuum system*

*2 separate washer/dryer hook ups available*

**KITCHEN AND DINING ROOM**

*Quartz countertops with tile backsplash, island, and pantry*

*Breakfast nook has bay window with view of backyard*

*Stainless steel appliances includes a gas cooktop*

*Formal dining with hardwood floor*

**LIVING AREAS**

*Vaulted ceiling in formal living room with wall of windows to backyard*

*Family room is open to kitchen*

*Sun room with french doors to access large covered patio*

*Game room up/could be 5th bedroom in main house and 6th bedroom total*

**MASTER BEDROOM AND BATH**

*Tray ceiling and double crown molding*

*Bay window with view of backyard*

*Direct access to backyard*

*Marble countertop with dual sink vanities and dressing vanity*

*Corner jetted tub, separate tiled shower and stool closet*

*Double walk-in closets with built-ins*

*One closet is the safe room*

**GARAGE**

*Side entry 5 car garage*

*Separate 3 car and 2 car garages*

*2 car garage is heated/cooled and has 2nd washer/dryer connections*

*3 car garage has built-in shelving and central vac equipment*

**EXTERIOR**

*Two covered patios and three pergolas, largest patio has a gas connection*

*Sprinkler system for part of front and back yards*

*Inground saltwater pool is heated and cooled, with three pergolas, cabana and hot tub and fire pit*

*Outdoor full bathroom with tiled shower and granite counter off the large patio*

*Acreage is fenced and cross fenced with white vinyl and includes several gates and a pond*

*New sealant on driveways to house and barn (2022)*

*Pergolas and house repainted (2022)*

*Orchard between backyard and barn/shop area with mature producing fruit trees (apple, plum, pear, peach)*

**BARN/WORKSHOP FEATURES**

*92 ft by 45 ft with 4471 sq ft of interior space and separate drive to access it*

*Covered porch on west side*

*Storage container in workshop area*

*Workshop is heated/cooled with two 10 ft insulated overhead doors*

*RV/tractor bay has two 14 ft insulated overhead doors*

*RV/tractor bay also has extensive high shelving with industrial utility ladder*

*Two inside Priefert stalls in RV/tractor bay area*

*Barn area includes three interior Priefert stalls with access to covered exterior stalls*

*Barn also includes insulated cedar-lined tack room, feed room, wash bay and loft room for hay storage*

*Feed room set up and could also be used as 6th stall*

*Barn has watering system to stall area*

*Open riding arena is 100 ft by 150 ft*

*Covered arena is 75 ft by 140 ft and includes solar lighting so can be used at night*

*Dog run outside of Horse Barn with access to interior rooms*

*Upstairs unfinished living space of about 1200 sq ft*

**COMMUNITY**

*Montrose is a planned equestrian community*

*Bridle trails meander throughout the neighborhood for horse riding, walking or RTVs*