

228 Saddle Ridge Rd

## Feature Sheet

### Land/Outbuildings:

AG EXEMPT - 23.31 acres

2 ponds on property

3 pastures w/ some horse fencing

All outbuildings have electricity, barn has water

55x35 Barn has 5 in/out stables plus 23x11 tack room

Large storage building is 35x22x10 high, 10-ft wide door plus entrance door

Smaller shed is 22x20- two roll-up doors

### House:

3 AC units

French drains

400 amp whole home generator

Covered back porch is 24x11

Custom gunite pool with spa and waterfall, on large concrete patio

Oversized primary has gas fireplace, vaulted ceiling, door to porch, beautiful moldings, 18x7 walk-in closet with custom closet system

Primary ensuite bath has separate vanities with lots of storage, glassed-in tile shower, oversized jetted tub

Second bedroom on main floor is tucked away for privacy, with walk in closet and ensuite bath

Living Room has 12-foot ceilings, gas log fireplace, extensive crown molding

Kitchen has 12 ft beamed ceilings, double-width refrigerator (conveys), double ovens, gas cooktop (new in 2023), custom hardwood cabinets, stunning granite countertops, island with breakfast bar, with extensive crown molding

Theater room has large screen installed, exterior entrance

Formal dining room and separate breakfast room, plus breakfast bar in kitchen

Home office with built-ins

Wood and iron grand staircase to upper floor

Bonus/game room upstairs has tray ceiling, plenty of room for gathering, attached bath

Upstairs has 3 large bedrooms and 2 baths

House wired for security system through ADT

Fire sprinkler system installed but not active