



5345 Deep Forest Trail

4 bedrooms or 3 bedrooms and an office

23.4 Acres

Ag exempt - livestock

\$749,000

- 5/8" Artisan Hardie board on the exterior of the house which is twice the thickness of the standard Hardie Board Gives deeper shadow lines and has better insulation factors - more closely replicates the aesthetic of traditional wood siding
- Large porches
- Dual stage two zone 16 SEER heat pump
- Highly efficient open cell insulation on all exterior walls and ceiling rafters
- Standing seam 24 gauge metal roof
- 5 custom maple French doors across the front of the house
- 25 bell bottom piers under the slab and porches
- Concrete slab for the main portion of the house with pier and beam porches
- Water filtration and softener system for the house
- Upgrade 20K Cummins propane whole house generator. Automatic switch so you are never without electricity (takes about 30 seconds for the generator to start and power up). You may not even notice when you lose external power from Mid-South Synergy. Professionally maintained since the house was built
- Large propane tank (I think that it is 500 gallons) so that the generator can run for extended periods
- Automatic Irrigation system in front and side garden beds
- Water and power have been run for the installation of irrigation in the back of the house at a later date
- High capacity septic - engineered for 4 bedrooms
- Double pane windows and doors
- Wood and/or gas fireplace

- ¾" Solid white oak floors on screeds throughout downstairs as well as the stair treads
- French doors across the entire back of the house including the master bedroom
- All custom cabinets built on site
- Double crown molding throughout the downstairs
- Large farm sink
- Drawer microwave in the island
- Propane stove and ovens
- Under cabinet lighting
- Drawers instead of shelving inside the butler's pantry
- Soft close drawers in the kitchen
- Recess lighting throughout
- Dimmer switches on many of the light switches
- No exposed electrical plugs in the backsplash. Electrical plugs are hidden in the cabinet lighting strips
- Exhaust vent in washroom
- All walls in washroom are insulated to reduce noise to living area during operation of washer and dryer
- Wall between family room and master bedroom insulated to reduce noise from TV and conversation to bedroom
- Commercial exhaust fan over the stove
- Top end Sherwin Williams paint throughout the house.
- High efficiency appliances
- Extremely quiet running dish washer
- Walk in attic
- Plantation shutters
- 30' x 40' metal building on slab with garage doors to allow extra ventilation as well as an attached 20' x 40' covered area on the back of the building to store tractors and other equipment
- 16' x 30' metal out building on a slab - could be easily be modified into horse stalls
- Chicken house
- Pump house
- Improved pasture with pond
- Fully fenced with 4" x 4" square field fence
- Average power bill for the past 12 months has been \$145 per month
- Water well and septic are on site so there are no outside costs for water or sewer
- Total property taxes last year = \$4,095.50 with Ag exemption
- Private road maintenance fee was \$450 per lot last year with two lots = total \$900