

## SKY'S HAVEN STABLES

### MORTON HORSE BARN:

- ELEVEN STALL BARN WITH: EQUASTALL FLOORS, LOUVERED WINDOWS, CEILING FANS, BLANKET RACKS ON SLIDING DOORS.
- ONE GROOMING STALL WITH: RUBBER MAT FLOOR, LOUVERED WINDOW AND CEILING FAN.
- ONE INDOOR WASHRACK WITH: HOT AND COLD WATER, RUBBER MAT FLOOR, CEILING FAN AND OVERHEAD GAS HEATER.
- ONE OUTDOOR WASHRACK WITH COLD WATER.
- ONE FEED ROOM WITH: UTILITY SINK AND GAS WALL HEATER.
- ONE BATHROOM WITH: SINK, TOLIET, STORAGE CLOSET, GAS WALL HEATER. GAS WATER HEATER IS IN THE BATHROOM.
- ONE TACK ROOM WITH: THIRTEEN PRIVATE TACK CLOSETS. A SEPARATE ROOM WITH WASHER AND DRYER, TWO BOWL UTILITY SINK, REFRIGERATOR, GAS WALL HEATER AND COUNTER FOR CLEANING TACK, ETC.
- ONE LARGE OFFICE ROOM WITH: KITCHEN SINK, MINI REFRIGERATOR /FREEZER, CABINETS. A LARGE WINDOW WITH A VIEW OF THE ARENA. SOUND SYSTEM CONNECTING TO ARENA.
- COVERED PROCH IN FRONT OF OFFICE.
- HALLWAY HAS CONCRETE FLOOR WITH UNDERGROUND DRAINS. FOUR WATER FAUCETS ARE LOCATED IN HALLWAY. CEILING IS INSULATED WITH VENTILATION FANS. THREE GAS HEATERS HANG FROM CEILING. HALOGEN LIGHTS
- MORTON REPLACED THE ROOF ON THE BARN IN 2011 DUE TO THE FACT THAT THE METAL HAD FADED.

## **ARENA**

- 200 X 80 FOOT COVERED ARENA WITH:
  - PACKED BLUE STONE BASE WITH SAND AND RUBBER FOOTING,
  - CONCRETE CURBING TO CONTAIN THE FOOTING,
  - SPRINKLER SYSTEM TO GIVE FOOTING MORE SPRING AND CURB DUST,
  - MIRRORS ON THE THREE SIDES OF ARENA,
  - PROFESSIONALLY INSTALLED NETTING IN CEILING TO KEEP BIRDS FROM ROOSTING.

## **PADDOCK BARN**

- OAK BOARD AND BATTEN WITH METAL ROOF,
- TWO STALLS WITH SMALL STORAGE ROOM,
- EQUASTALL FLOORS,
- EACH HAS PRIVATE GRASS PADDOCK,
- LIGHTS AND WATER,
- SMALL OPEN PADDOCK IS ADJACENT.

## **HAY / UTILITY BARN**

- FIFTY BY ONE HUNDRED METAL BUILDING, CONCRETE FLOORS, LARGE FREE SPAN ROOM WITH ONE SMALLER TOOL ROOM, LEAN-TO SHED ROOF ON ONE SIDE FOR TRACTORS, DIESEL FUEL TANK, A THREE- SIDED CONCRETE BLOCK BIN FOR SHAVINGS.
- LANDSCAPED WITH WIDE DRIVE WAYS TO MAKE IT EASY TO GET TRAILERS IN AND OUT.
- TWELVE ACRES IN PASTURE CROSSFENCED INTO THREE PASTURES. ALL FENCES ARE CENTAUR FENCING. WET WEATHER POND IN TWO PASTURES
- GUNTERVILLE CITY WATER AND WELL WATER, NATURAL GAS, SEPTIC TANK, MARSHALL-DEKALB ELECTRIC

## HOUSE

- **TWO- CAR GARAGE:** Has ample storage cabinets with a two- bowl utility sink. A bump out room houses tools and workbench. Large attic above garage with easy access by outside steps with landing made from TREX.
- **KITCHEN:** Has two coat closets as you come in from garage. All cabinets in kitchen and laundry room are custom-made knotty pine with Golden Queen granite counter tops. Custom-made bead board covers the walls.
- A Wolf five-eye gas cook top anchors one end of the galley kitchen. A 24” Rohl farm sink is close to the cook top for prep work.
- A china cabinet with glass doors is between the 24” sink and a 30” Rohl farm sink that serves as the clean up sink. Each sink has a view of the pool and back yard. Each sink has a disposal and the 30” sink has a water filter system.
- A GE trash compactor is to the left of the 30” sink and a Meile dishwasher is to the right of the sink. A Sharp microwave is above the counter. A tower to the right of the microwave houses a Meile coffee maker, Meile cup warmer and a Meile steam oven.
- Wolf 30” double ovens and a stainless-steel Sub-Zero refrigerator with a freezer drawer from the eight-foot island. The island houses a Sub-Zero refrigerator drawer and freezer drawer with ice-maker, ample storage drawers and a Meile warming drawer.
- A wall of pantry cabinets are opposite of the island.
- A desk with the same granite counter top and a place for a TV in the upper cabinet anchor the other end of the galley kitchen.
- The laundry room off of the kitchen has pine cabinets and same granite counter top over the Meil washer and dryer. There is a cabinet in the laundry room that stores wrapping paper, etc.
- **BREAKFAST NOOK** is off of the kitchen and is connected to the **SUNROOM.** Each room has floor-to-ceiling windows overlooking the pool. Awning on the outside of the breakfast nook maybe rolled out by an electrical switch inside the house when needed. The rooms have bead board ceilings. Breakfast nook has ten-foot ceiling and the Sunroom has nine-foot ceilings.

- The **KITCHEN, BREAKFAST NOOK AND SUNROOM** have heated 20-inch square tile floors.
- Outside steps from the sunroom have built-in lights.
- **DEN:** Has custom made bookshelves and cabinets that provide a space for a T.V. and a wet bar with granite counter top, an under-counter Sub Zero refrigerator and a sink. The fireplace has gas logs that are very realistic.
- **HALF BATH:** Custom tile floor, custom-made sink and custom faux wall finish.
- **FOYER:** Features a custom made wood and beveled glass front door with side panels and beveled glass panes. A covered brick porch overlooks the circular driveway, pastures and barns. A coat closet is next to the stairs.
- **OFFICE:** Has a large case opening with custom-made bi-fold doors that have four glass panels that are etched with roses on a vine pattern. Custom made bookcase and desk that covers one side of the room. Plugs and pullouts are behind cabinet doors for shredder, printer and storage.
- **DINING ROOM:** Is connected to the kitchen with a fifteen beveled glass-paneled door. Large windows in the **FOYER, LIVING ROOM AND DINING ROOM** allow for lots of sunlight and overlook the pastures.
- **UP-STAIRS** consists of a **MASTER BEDROOM** with a built-in furniture style cabinet with rounded corner. There are his and her closets and a dressing area with a long vanity for her. The bathroom is tiled floor to ceiling with a walk in shower. Custom cabinets, Kohler fixtures and both vanity tops are Quartzite.
- **BEDROOM #2** is a nice size room with two windows and closet.
- **BEDROOM #3** has built in furniture style cabinets with rounded corners plus a closet.
- **BATHROOM** features a Kohler cast iron tub, Kohler toilet and sink with Quartzite counter top.
- **UPSTAIRS HALLWAY** features a large linen cabinet.
- All windows in the house are Anderson Windows.
- All closets in the house are California Closets.
- There are hardwood floors throughout the house.
- Most interior doors are solid wood. Closet doors have a light switch inside the casing so the light comes on when the door is opened.

- The house is bricked with an oversize brick. Looks like hand-made brick. Hardy board covers the eaves.
- A security system is in place.
- An under-ground driveway beeper, alerts homeowners of arriving guests.
- Completely landscaped: Rock walls, Crepe Myrtles (two which are over 30 years old), Oak Tress (one was an acorn that the homeowner brought back from Germany and grew into a lovely tree), Sugar Maples, Knock-out Roses, Encore Azaleas, Daylilies, Hydrangeas and assorted other bushes, shrubs, grasses and trees.
- Irrigation system is in place.
- Landscape lights are in place.
- Intercom system between house and guesthouse.

### **GUEST HOUSE**

- **SEPARATE GUEST HOUSE** by pool features an open concept family room and a full kitchen. Gen Air stove /oven, dishwasher, refrigerator/freezer and microwave are included in the kitchen. There are bar height counters. Bay window and skylights bring it plenty of sunshine. Custom built cabinets for ample storage, TV and a computer desk.
- A bathroom off of the family room has a cultured marble shower, vanity with cultured marble top and sink. There are two closets in the bathroom for linens.
- A spiral staircase goes downstairs to a bedroom and a storm shelter/storage room.
- A covered porch runs the length of the guesthouse overlooking the pool.
- A breezeway separates the main house from the pump room that houses the pool pumps and provides more storage.
- Next to the pump room is a half bath with a sauna.
- A deck made of Evergrain Decking by Tamko connects the Guest House with the Gazebo, which is largely made of the same material.

- Hydrangeas line the back of the deck.
- The pool is a free form Gunitite pool with a Jacuzzi. It is surrounded by grass, which provides a cool and natural atmosphere.
- An arbor with Jackson Vine welcomes you from the driveway to a winding sidewalk that leads you to poolside.

- In 2016 the house was totally redone. The above descriptions reflect the changes that were made.
- The Kitchen/breakfast nook and sunroom were redone in 2003.
- The crawl space was encapsulated with a dehumidifier.
- Tankless water heaters were installed in the house and guesthouse.
- All AC ductwork was replaced in the house and guesthouse.
- The roof on the house and guesthouse have been replaced.
- The exterior of the house and guesthouse have been repainted.
- New security system was installed.
- The pool coping was replaced and the pool was converted to an ozone system.
- The Jacuzzi is gas heated.
- New landscape was installed around the house and surrounding yard.
- In all bathrooms, new fixtures, cabinets, tile floors, etc. were installed.
- Hardwood floors were installed where there is no tile.