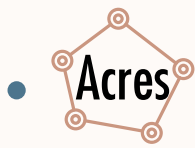




LAKE HOUSE

556 CLIFF VIEW LOOP

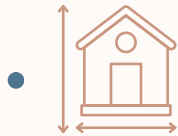
THE BASICS



21.14 ACRES



1995 & 2004



8,384 SQFT TOTAL



5 BEDROOMS



6 BATHROOMS



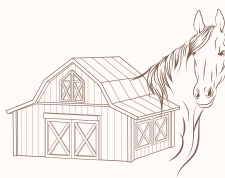
GUEST: 957 SQFT



1,600+ FEET



GARAGE PARKING



EQUESTRIAN BARN
W/ WORKSHOP

- 3 SPLIT LEVEL HILL SIDE HOME + GUEST HOUSE
- 30-FOOT CATHEDRAL WOOD-BEAMED CEILINGS
- CUSTOM IRONWORK THROUGHOUT
- FLOOR-TO-CEILING PICTURE WINDOWS OVERLOOKING LAKE
- EXPANSIVE WRAP-AROUND DECK: DIRECT ACCESS FROM ALL ROOMS AND LEVELS
- 4 GRAND ROCK FIREPLACES
- 2 MASTER SUITES
- AUSTIN STONE AND IRON GRAND STAIRCASE
- COPPER ACCENTS
- FULL BATH TO EVERY ROOM
- HARDWOOD FLOORING
- 2 LIVINGS
- CHEF KITCHEN WITH BREAKFAST AREA AND BARTOP
- CUSTOM RECESSED SALOON BAR
- PARKING ACCESS DIRECT TO THE MAIN & 3RD LEVEL
- GRAND A-FRAME ENTRANCE
- CUSTOM MOSAIC WATER FOUNTAIN AT HOME ENTRANCE
- LARGE OFFICE WITH WALL-TO-WALL STORAGE
- DOUBLE WASHER/DRYER (CONVEYS) UTILITY ROOM
- PRIVATE LAKE- SPRING-FED BY 2 CONVERGING KLEIN & STEVENS CREEK
- LARGE HOME-FRONT CONCRETE DAM
- SEVERAL MATURE HARDWOOD TREES
- GATED ENTRANCE AND FENCED YARD PERIMETER
- WIRE LANDSCAPE LIGHTING
- PAVED PRIVATE ACCESS

UPDATES

- HOME, GARAGE, BARN PAINTED (2024)
- WRAP-DECK BOARDS REPLACED (2024)
- NEW DECK RAILING (2024)
- PAVED DRIVE AND ROAD TO HOME (2023)
- AUSTIN STONE DRIVE-WAY ENTRANCE COLUMNS (2023)

FEATURES BY ROOM



LIVING ROOM 1

- Grand Stone fireplace that extends up to the 30-foot ceilings
- Custom Chandelier and Iron Work
- 30-foot Cathedral Ceilings w/ Wood Beams
- Double Pane Large Floor-to-ceiling Picture Windows
- Built-in Entertainment Center with TV and Sound System
- Upstairs Loft Overlooking Living
- Several Deck Access Points that Over Looks Lake & Property
- Opens to Kitchen



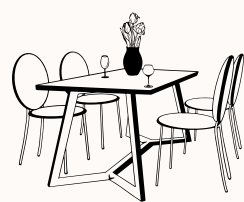
LIVING ROOM 2

- Built-in Saloon Bar with brass foot rail and sink
- Large Rock Fireplace with storage
- Cathedral Ceilings with Wood Beams
- Double Pane Picture Windows over looking lake
- Double door Front entry
- Plenty of natural light



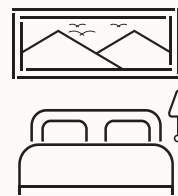
KITCHEN

- Fully Custom Chef Kitchen.
- Overlooks Property.
- Open Concept to Grand Living & both Dinings.
- Commercial Grade kitchen appliances
- Large Double Built-in Sub-Zero Refrigerator
- Large Built-in Sub-Zero Freezer
- Double Warmer Drawers
- Double Dishwashers
- Viking Gas Double Oven & 6-Burner Stove Top
- Double Copper Farm Sink
- Luxury Granite Countertops
- Tall Wine cooler
- Separate Ice Maker
- Breakfast Bar
- Eat-in Kitchen with Dining Table Seating
- Walk-in Pantry with Sink & Storage



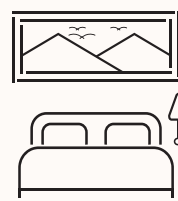
FORMAL DINING

- Solid Wood Table and Chairs (Included)
- Built-in Cabinets with Granite countertops-Fine China & Tableware Display
- Over looks property
- Leads to the 2nd Living Area with Saloon Bar
- Direct Access to Deck



MASTER SUITE 1

- New 2004 Master Ensuite Addition:
- Private Access via Stone & Window Hallway with a seating area
- Direct access to the wrap-around deck overlooking the Blue Hole and Klein Branch. Amazing Sunrises.
- Grand Stone Fire place
- Rainfall Dual Walk-in Shower
- Separated Vanities
- Luxury Granite counter tops
- Stand alone Copper Garden Bathtub
- Large walk in closet with two entries
- Custom Iron Chandelier
- Vaulted Ceilings



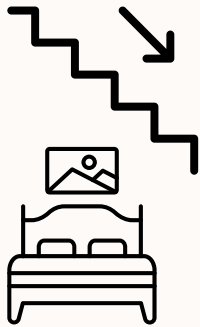
MASTER SUITE 2

- Fully furnished
- Study / Seating Area
- Walk-in closet
- Separate vanities
- Deck access w/ view of lake
- Vaulted Wood-Beam Ceilings



GRANDKIDS 3LV
SALOON SUITE

- Double Custom Cedar Bunkbeds
 - Saloon Themed Room
 - Full Bath w/ Separate Shower
 - Double Vanities
 - Saloon Doors
 - Walk-in Closets
-



BOTTOM LEVEL
DOUBLE ROOMS

- 2 Full-Size Bedrooms w/ Full Bath Each
 - Exotic Carpet & Nature-Feel Rooms
 - Private
 - Both Have Direct Access to Lower Patio
 - Lake Accessible Area
-

GUEST HOUSE



957 SQFT | 1 BEDROOM | 1 FULL BATH

- WHITE STONE EXTERIOR
 - WOOD FLOORING
 - FULL KITCHEN
 - OPEN CONCEPT
 - STONE FIREPLACE
 - VAULTED CEILINGS
 - WALK-IN CLOSET
 - FULLY FURNISHED
 - WRAP-AROUND DECK WITH MATURE WISTERIA/FLOWERING VINES
 - ST AUGUSTINE GRASS FENCED YARD
 - MATURE HARDWOODS AND LANDSCAPED
-

EQUESTRIAN BARN



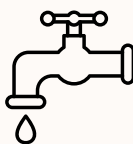
- 4 EQUINE STALLS
 - 2 CONCRETE WORKSHOP STALLS
 - BARN DOORS
 - 2 STORAGE/TACK ROOMS
 - DUAL ACCESS
 - BREEZEWAY AISLE
 - SLAB FOUNDATION AND DRIVEWAY
 - FENCED STALL AREAS
 - POWER AND WATER
-

UTILITIES

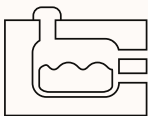
OUTSIDE CITY



UNDERGROUND



WELL



SEPTIC



PROPANE



FIBER OPTIC



CO-OP