

The Not So Common Features Buyers of 764 Blue Roan Court May Appreciate Knowing

Exterior and Property Features

Remote Gate Access - The property includes two remote fobs for the neighborhood entrance gate, allowing the owner to enter without manually entering a gate code.

Additional Property Access - Two additional gates at the front left and right corners provide access to different areas of the property without driving equipment down the main concrete driveway.

Reinforced Equipment Entrances - Crusher run was installed beneath the two additional gates and allowed to stabilize under the grass, creating firm access points for heavy equipment. The right-side gate provides the most practical access for moving a motorcoach toward the barn.

Propane Infrastructure - A 500-gallon buried propane tank supplies the home. Gas is currently routed to the generator, range, fireplace, and deck grill. Additional gas lines were installed to potential future locations, including the primary-bath area for an instant water heater, the pool equipment area for a pool heater, and the lower deck for a possible gas fire pit.

Pool Water-Feature Preparation - The pool pump was sized with a future water feature in mind. The far-left pool area has thicker reinforced concrete suitable for a potential rock or boulder feature, with two existing water pipes connected to the pool system and a 240-volt, 30-amp electrical line for a possible auxiliary pump.

Spa or Jacuzzi Connection - A separate 240-volt electrical line was installed near the left side of the pool for a potential spa or Jacuzzi. The additional power is controlled from the electrical panel mounted near the house.

Established Peach Trees - Three or four peach trees behind the barn produce peaches each spring and are served by the existing irrigation system.

Future Water Access - A water stub near the rear corner of the barn can potentially serve a future garden, paddock, additional structure, or other use beyond the peach trees.

Irrigation Map - A map showing the locations and dimensions of the property's underground irrigation lines will be provided to the buyer.

Drainage and Elevation - Water from the driveway drains and roof gutters is routed through three large pipes away from the home toward the left side of the property. The home and barn are also positioned well above the pond's maximum level, providing meaningful separation from the pond and drainage areas.

Home and Estate Features

Protected Under-House Area - Access beneath the home is through the door near the house generator. Approximately one-third of the area provides comfortable walking clearance, and the ground has been covered with Visqueen for protection. With appropriate planning, the space could offer substantial storage or potential cellar use.

Attic Expansion Potential - The home's original plans contemplated a permanent stairway to the attic in the area now used for the pantry and butler pantry. The attic is currently accessed by a pull-down stairway and contains significant unfinished space with potential for a game room, additional bedrooms, or other finished living areas.

Attic Infrastructure - The attic includes the HVAC air handler and an attic fan intended to help moderate summer temperatures. A light switch is located near the attic access.

Septic Access - The septic cleanout is located beneath the copper pot beside the pool. The septic system can be pumped before closing if requested by the buyer.

Gigabit Fiber Internet - Breezeline fiber provides gigabit service to the property. The home's network distributes connectivity throughout the residence, while a separate coax connection extends to the barn through a large underground PVC sleeve.

Future Wiring Capacity - The underground sleeve between the home and barn contains a pull cord, allowing future wires or cables to be added without excavating the concrete.

Barn and Workshop Features

Separate Barn Propane Tank - A dedicated propane tank beside the barn supplies the barn's water heater.

Barn Generator Preparation - Gas is plumbed to the porch beside the barn for a potential additional generator. A separate cutoff panel permits manual connection, with the option to upgrade to an automatic transfer switch if a whole-barn generator is installed.

Full RV Hookups - The barn has a complete 50-amp RV hookup inside and another outside on the right side when viewing the barn from the road. Each hookup includes 50-amp power, water, and sewer connections.

Motorcoach-Height Access - The road-facing barn door is tall enough to accommodate a full-size 45-foot motorcoach pulled or backed into the barn.

Secondary Barn Access - The rear barn door is sized for tractor or horse access and can support future equestrian use.

Equestrian Conversion Potential - The rear portion of the barn is the most practical area for conversion to horse stalls. A contractor's quote describing the required stalls and modifications is included with the supporting documents. Because the area remains fully concreted, it currently functions well for vehicle storage, workshop use, or warehouse space.

Powered Garage Doors - Each barn garage door has powered operation. Two remotes for each door are included with the property.

Barn Internet and Coax Wiring - The barn is prewired for multiple coax locations. Connections serve the barn living area, individual rooms, the bathroom, and a potential motorcoach location.

Lift-Ready Concrete - The concrete beneath the vehicle-lift area includes deeper and thicker reinforced sections designed to support potential installation of a two-post lift.

Recessed Four-Inch Receivers - Two capped four-inch receivers are embedded in the concrete near the lift area with reinforcing steel. They could support a future workbench post, vehicle-pulling setup, frame-straightening equipment, or other shop applications.

Future Hoist Post - A six-inch metal post near the barn sink is set into the concrete and could support a future hoist for lifting engines, equipment, or materials, or potentially help support a loft-related lifting system.

Exterior Ring Security Cameras - The exterior cameras are part of the Ring security system and may remain with the property if desired. If the buyer prefers not to use them, the fixtures can be converted back to standard floodlights.