

81457 CHENEL  
AMENITIES

DESIRABLE CHENEL FARMS, A PROTECTED COMMUNITY WITHIN THE QUAIN  
VILLAGE OF FOLSOM

CHARMING 4 BEDROOM, 3 FULL ~ 2 HALF BATH FARMHOUSE WITH STUNNING  
VIEWS OF THE GENTLY ROLLING 26.6 ACRES AND BEAUTIFUL PONDS

LOVELY ENTRANCE WITH PRIVATE, ELECTRIC GATE

PERFECT BALANCE OF OPEN AND WOODED LAND  
3 BEAUTIFUL PONDS

WELL-BUILT AND LOVINGLY MAINTAINED HOME WITH MANY UPGRADES IN 2016:

EXPANDED COVERED FRONT PORCH WITH TONGUE AND GROOVE CEILING

NEW TOP QUALITY SOLID WOOD FRENCH DOORS THROUGHOUT

ANDERSON WINDOWS ACROSS THE FRONT

CUSTOM BLINDS, CEILING FANS AND COMMODES THROUGHOUT

NEW LIGHT FIXTURES AND HARDWARE

LONG LIFE METAL ROOF; ALL ROOFING SCREWS HAVE RECENTLY BEEN  
REPLACED

NEW SEPTIC SYSTEM TO MEET CURRENT PARISH REQUIREMENTS

NEW WELL PUMP & FILTER

NEW GFCI OUTLETS THROUGHOUT THE BARN

FOYER WITH 30' CEILING HEIGHT AND HEART OF PINE FLOORS

KITCHEN WITH GRANITE COUNTERS, AMPLE COUNTER SPACE, CUSTOM CYPRESS CABINETS W/ROLL-OUT POT DRAWERS AND PANTRY SHELVES, FARMHOUSE SINK, STAINLESS APPLIANCES INCLUDING A COMMERCIAL DCS GAS RANGE, BOSCH DISHWASHER AND NEW DISPOSAL

COZY LIVING ROOM WITH TWO STORY VAULTED CEILING AND WOOD-BURNING STONE FIREPLACE

FORMAL DINING OR OFFICE WITH NEW FRENCH DOORS THAT OPEN TO THE FRONT PORCH AND VIEWS OF THE FRONT PONDS

FIRST FLOOR PRIMARY BEDROOM WITH NEW FRENCH DOORS AND ATTACHED PRIVATE SITTING ROOM OR OFFICE.

RENOVATED PRIMARY BATH WITH CUSTOM TILE SHOWER, CLAW-FOOT TUB, DOUBLE VANITY AND 2 CLOSETS

SECOND FLOOR SPACIOUS BEDROOMS BOAST ALL NEW CARPET AND NEW DOUBLE PANED ANDERSON WINDOWS ACROSS THE FRONT WITH CUSTOM BLINDS.

ONE BEDROOM UPSTAIRS HAS ITS PRIVATE ENSUITE BATH

TWO ADDITIONAL BEDROOMS SHARE A JACK & JILL BATH.

ONE INCLUDES AN EXTENDED SITTING AREA, OFFICE OR PLAYROOM

ELEGANT HALF BATH ON THE MAIN FLOOR WITH CUSTOM LIGHT FIXTURES

MULTIPLE ATTICS

ATTACHED OVERSIZED DOUBLE GARAGE WITH NEW BUILT-IN WORK BENCH AND STORAGE CABINETS

SEVERAL WELL-PLACED OUTBUILDINGS INCLUDING:

10 STALL BARN WITH CONCRETE FLOORING, HALF BATH, WASH RACK AND SHAVINGS, FEED AND TACK ROOMS ON A SEPARATE ELECTRIC METER AND NEW LIGHT FIXTURES & GFCI OUTLETS THROUGHOUT

SOLID CINDER-BLOCK SHED, UPDATED W/ CUSTOM-BUILT SLIDING BARN DOORS

GREENHOUSE

HOME IS EQUIPPED WITH A WHOLE HOUSE, PROPANE GENERATOR AND SELLER-OWNED, LARGE PROPANE TANK

SECURITY CAMERAS

PREVIOUS RIDING ARENA WITH ELECTRIC AND FOUNDATION IN PLACE, READY TO RECLAIM IF DESIRED

PICKLEBALL COURT

BACK WOODED ACREAGE IS PERFECT FOR OUTDOOR RECREATION INCLUDING HIKING, TARGET SHOOTING, FOUR-WHEELING, MUD RIDING, DIRT BIKE RIDING AND MORE

PREFERRED FLOOD ZONE X: FEMA HAS THE BASE GROUND ELEVATION AT THE LOWEST POINT AT 120' AND HIGHEST POINT AT 150'

HOME AND BARN ARE UNDER A TERMITE CONTRACT

SELLER OFFERING A 1-YEAR HOME WARRANTY INCLUDING APPLIANCES

METICULOUSLY MAINTAINED 60" ZERO-TURN KABOTA MOWER AND 4WD KABOTA RTV WITH HYDRAULIC LIFT & HITCH NEGOTIABLE

<<ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED AND TO BE VERIFIED BY PURCHASER>>