

## 7108 Beaver Trail: Listing Features

1. **Resurfaced Pool:** Recently updated with new Wi-Fi-controlled equipment, a vanishing edge waterfall, and two tanning decks. A mesh pool cover is included for winterization.
2. **Workshop & Storage:** Features a 3-car detached workshop plus an additional small storage building.
3. **Dual Wells:** Equipped with two wells—one dedicated to the house and one for irrigation and the pool—each producing 18+ GPM.
4. **Professional Landscaping:** Professionally installed and maintained grounds featuring a full irrigation system.
5. **Equestrian Potential:** Horses are allowed, with a rear pasture area featuring healthy grass ready for fencing.
6. **Furnished Office:** Includes high-quality, custom-made furniture.
7. **Billiards & Recreation Room:** Comes complete with a pool table and a large plasma TV.
8. **Wrap-Around Porch:** Features an enclosed rear section with an EZ-Breeze system for year-round enjoyment.
9. **ATV Trails:** Private trails throughout the property perfect for ATV use.
10. **Zoned Climate Control:** Four (4) HVAC units provide maximum convenience and precise zoned temperature control.
11. **Security:** Full CPI Security system installed and ready for use.
12. **Fresh Finishes:** Brand new carpet installed and hardwood floors freshly refinished throughout.