

## 951 Toro Pass Features

8.45 acres, 275' of lake frontage on Mustang Valley Lake

Houses built 2017-18

Architect – Felicia Foster, Barron Custom Design, Project (house) was a 2019 Max Award Finalist

Modern farmhouse style

Andersen Windows

2 x 6 exterior walls with foam insulation

Standing seam metal roof

24,000-gallon rainwater collection system

Large split rail fenced area perfect for pets and horses

Raised organic bed garden, fruit trees

Fully landscaped around the house with beautiful welcoming fountains and native plants

Walking paths to the lake with a gazebo and picnic table

### **Main house 3 Bedrooms/ 2.5 Baths - Approximately 3055 sq. ft.**

Stained concrete floors

Custom Light fixtures

Solid wood Cabinetry with soft close drawers, hinges

Hand-made tile from Tabarka Studios

Stone and quartz countertops

Cherry island in kitchen, farmhouse sink

Wine bar with wine frig

Exposed beams

Interior and Exterior fireplaces with gas logs

Cypress mantle – made from cypress salvaged from the 2015 Memorial Day Flood

Huge screen porch perfect for al fresco dining and football game days

Master on the main with beautiful spa bath with double sinks, jacuzzi tub, and inviting shower

Indoor and Outdoor sound system

Upstairs game room with a balcony that has stunning lake views

Upstairs mini bar/coffee area

2 car garage

**Guest house 2 bedrooms/1 bath upstairs / Office/ bath downstairs – Approximately 1439 sq. ft.**

All tile wood-looking flooring

Stone countertops

Gorgeous windows highlighting the lake view

Full laundry with cute barn door

Balcony/deck for outdoor dining/relaxing

Downstairs large office space/ workout space/workshop

Downstairs bath with shower/dog washing area

2 car garage with lots of storage area