

Welcome to...

7839 Blanchard Way

~The Barn at Whiskey Flats~

This property is in a cozy, quiet neighborhood and is quite extraordinary.

This is not only the gorgeous builder's custom home, it also boasts a Resort-style pool, outdoor kitchen/entertaining area, extra-large lot, fencing, and a successful, well-loved EVENT VENUE. A few extra features are the temperature-controlled pet kennel, perimeter dog run, livestock paddock with feed & tack room, mature trees, and the aforementioned, 60x40 event venue with RV/bus/trailer parking with 2 RV hookups, water and sewer hook ups, separate well and septic.

THE HOME:

This home was built beginning in 2019, finished in early 2020. This was the builder's own private residence. He used many lovely architectural touches and finer materials on the finish out. The entire home has higher ceilings, arches, rounded corners, molding and tons of storage. The home features 3 bedrooms, 3 full bathrooms and 1 half bath. The primary bedroom is quite large with trayed ceiling and ceiling fan, it also has its own door that leads out onto the covered back patio. The primary en-suite bathroom has built-in cabinetry, high ceilings, large walk-in shower with body sprays, granite counter tops and a walk-in closet. The secondary bedrooms are in a split bedroom arrangement and share a Jack-n-Jill bath, each with their own built-in cabinetry and their own private sink, mirror, and door to close off the shower and toilet area. They share the shower and tub combo. Into the mudroom and laundry area you'll find a half-bath, a large closet and coat rack with storage compartments underneath. Your laundry/utility room has a sink, ample countertop space, built in cabinetry and full-size washer and dryer hook ups, and a drying/hanging area, and additional storage off of the laundry/utility room. The entire property is professionally landscaped with an 18-station irrigation system.

THE GARAGE:

There is an oversized attached garage with water softener and treatment equipment, BlueBird irrigation system with 18 stations, and additional storage.

THE OFFICE:

The home has a separate office with beautiful French doors, vaulted ceilings and a large window.

THE DINING ROOM & LIVING ROOM:

The dining room has a trayed ceiling with beams and romantic sconce lighting, window blinds and curtain rods. The flooring throughout is tile that was brought in from Florida, high-end, wood-lookalike. The living room has trayed ceilings and recessed lighting, a ceiling fan, dry bar (*furniture item that will convey*) and a lovely stone and brick, gas starter fireplace.

THE KITCHEN:

This open-concept kitchen comes with all stainless steel “Monogram” appliances, built-in refrigerator, gas cooktop, double oven and built-in microwave, granite countertops and a breakfast bar and separate breakfast room with table. The kitchen sink has a separate drinking-water spout from a filtration system underneath. There is a walk-in pantry around the corner.

UPSTAIRS:

You’ll enjoy the versatility of this flexible use, extra room upstairs. This could be a Yoga room, gym, game room, 2nd living room, 2nd office, and it has a full bathroom, a wet bar and entrance to the media room (*and a door to the decked attic space*). The media room features all the comforts for a theatre quality movie-watching experience, you’re sure to enjoy the luxury seating and equipment that conveys.

THE POOL & OUTDOOR KITCHEN:

The property is fully fenced, offering privacy for your resort-style pool and entertainment area. The pool is heated with attached spa, chlorinated, diving stone, water features and decorative lighting. The pool is heated by PENTAIR and includes the robotic pool cleaner, a (\$2000) system. The built-in grill and two-burner cook top both run off of propane. The kitchen area has its own water source and plenty of service area and an eat-at bar that sits 10 people comfortably.

THE EXTRA YARD SPACE/HORSE Paddock & PET AREA:

The horse paddock and dog run area includes a RUN – IN shed 10 x 16 with a 10 x 4 tack room for feed hay and saddles, etc., multiple gates and openings throughout the horse paddock and fenced-off, separate manure pit. The run-in shed is lined with rubber matting.

THE VENUE & THE BUSINESS:

This well-loved venue is known as *The Barn at Whiskey Flats* and has events booked into December 2024. The structure is fully temperature controlled, has an area for check-in and small office functions, it has tons of storage, has interior bathrooms, TV, 16’ ceiling, the entire venue is 60x40 and is perfect for weddings, birthdays, graduations, reunions, meetings, or whatever use or purpose you can dream of. The parking beside has 2 RV hookups, water and sewage hook ups, exterior lighting, separate driveway entry for venue, tons of flexibility for convenience.

This home, property, business & venue are offered for \$1,250,000

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