

17 BREEZEWOOD COVE, MAUMELLE, AR 72113

There are 5 bedrooms, one playroom /office and 3 full and 1 half baths. One closet in the master area is huge and could be converted to a nursery or an office. The living room area could have a dining table at one end or the area on the other side of the kitchen could be a separate dining room. The house was built on parts of two lots that were combined and zoned as one.

There is a step at the front door; however, if you enter the house through the garage it is wheelchair accessible without any steps. The garage is extra wide allowing for getting into a wheelchair when exiting a car. All the doors in the house with the exception of one (the bathroom in the beach bedroom) are extra wide and allow for a wheelchair.

There are french drains running on both sides of the house. One starts at the front door area and ends past the HVAC compressors at the SE end of the house. The other starts in the corner behind the garage and runs to the end of the house at the steps to the pool house.

There are solar panels and a whole house generator. Both were installed within the last two years.

There is an external keypad for the left garage parking bay. The left bay has a very new door motor which allows for multiple cars to be coded into it. There is an electric wall switch next to the door's 2 control panels. The switch allows you to turn off the power to the garage door motors if wanted. We did this at night and when traveling.

Next to the door *into* the foyer there are multiple light switches. One controls the exterior landscape lights in the front and side yard (I have this switch covered so that it is not turned off.) The outside flood lights are also located here.

There is an attic above the garage that is accessible with a ladder. There are more pieces of the hardwood flooring stored up there. There may be ceramic tile there also. There are two more attics and both are accessible

with 'disappearing' stairs. One is in the hall to the playroom/office and one is in the largest closet in the master wing.

The large foyer was great for entertaining because it allowed for easy greetings and goodbyes. (A table in the center was very convenient!) We kept a chair near the front door and the door to the garage so we could change shoes.

The foyer coat closet has a light when you open the right hand door. There are shelves for hats, gloves, scarves.

We kept the pantry light on 24/7 because it gave a nice light to the foyer through the glass blocks.

The powder room has a Sherle Wagner sink and faucet. (it was a 25th wedding anniversary gift we gave each other.) We cut down bamboo that grew on our river bank and hung it for years under the house to dry. Then I sanded each piece and a carpenter installed the bamboo as a counter top on top of wood I painted.

In the small vestibule leading to the Beach bedroom (bedroom off of foyer with the blue rug) there is an electrical panel box under the bulletin board. The house has two electrical panels- this one and one in the little bedroom that has a yellow wall. Both are behind bulletin boards. (Well they were before the estate sale...)

Also in the little vestibule off of the foyer there are three light switches. One is for the sconce in that area; one is for the 3 outlets on the nearby walls to allow for paintings to be illuminated; the final one is for an electrical outlet in the space above this bedroom. We used that outlet for Christmas trees and also for stereo.

The beach bedroom (which is lockable) has a clothes closet with shelves that pull out. It also has a storage closet that is lockable. The window treatment includes a light blocking shade as well as the plantation shutters.

There are ceiling fans in every bedroom, in fact, there are 15 ceiling fans in the house.

The living room fireplace is gas logs and heats the area wonderfully. The switch to turn on the fireplace is on the wall to the left of the fireplace. On that switch plate there is also a switch to the wall outlet above the fireplace and a switch to a motor to force the air out of the fireplace. (we never used it bc it is noisy and is not needed. That fireplace and the one in the bedroom are great gas heaters!) The switches for the china cabinet lights, the ceiling lights and the fans are at the end of the china cabinet. In the basement under the living room floor near the end of the china cabinet there is an outlet that is ready to be installed in the floor so there could be a floor receptacle. I thought someday we might want it so it was wired when the house was built. There is an outlet above the china cabinet but that was added later and the switch is in the master bedroom on the bookcase wall.

The glass block between the living room/kitchen has electrical outlets in it and the wooden lid is removable.

Two of the gas cooktop's burners (the one in the center and the one in the left front) are able to be intermittent.

There is a warming oven that has stainless insets. I never used the insets but used the oven often. It warms plates as well as keeps food warm.

There are two ovens and both can do convection as well. There are two pull out drawer dishwashers.

One counter is Quartzite and two are Corian. The corian's bullnose has been a blessing! No spills go to the floor.

The light switches in the pantry/laundry include one for an outlet in the space above the pantry. Once again we had Christmas trees up there.(that switch may also control the outlet on the pantry's outside wall. (I never used that outlet bc I had a mirror there) If so, then the switch in the beach bedroom's vestibule controls only two painting outlets)

The kitchen cabinets have sliding shelves. There is a pull out pantry between the cooktop and fridge area.

There are 2 disposals- one in each of the sink areas - and there is an instant hot water connection in the white sink's area. The blue sink (my veggie sink) was brought back from a trip to San Francisco 35 years ago. (That company also made my small sink that is in the playroom/office. I asked them to splash different colors on it and they did)

The switches next to the back door include two outside floods- one at the west end and one at the east end of the house, the indirect lights in the light boxes, a giant flood light for the back yard, the light next to the pool house, the chandelier above the kitchen table, the back door light, and the lights above the center island.

The master bedroom has a cabinet above the bookcase that has been wired for cable and electricity. This cabinet opens in the bathroom as well. You can plug in your tv to watch in bed or have one facing the bathroom to watch the news while shaving, showering. The master bath has a roll out laundry cabinet. It also has a wheelchair accessible shower without any lip. At one time we used the bathroom's heated floor that was connected to the geothermal HVAC.but we disconnected it. We no longer have geothermal.

The house has three (3) separate HVAC zones with three separate units and 3 separate controls. The Master wing and beach bedroom on one; the living area on the second and all the rooms beyond the sliding hall door on the third.

There is a Clearstream HDTV antenna mounted on the side of the deck and the coaxial connects to the glass cabinet area with the electronics. The west wall of the playroom/office accesses the back of the electronics (bluray,etc) That is where the antenna's coaxial comes in.

The end bedroom (elephant on the wall) has a slide out shelf in the closet and it has a cable hook up. The playroom/office and bedroom with the cream rug and the master also have cable hookups (not antenna).

The separate shop/studio has its own HVAC unit and has a lavatory.

The house is pier and beam and you can walk under most of it. When you enter the 'basement' there is a light switch (above your head and to the right) that lights the entire area.

The house has a central vacuum system and the central vac motor is under the house.

The house has two water heaters and two separate zones with the 104' house divided in half.

The poolhouse was built by Four Seasons and it and the Endless pool were installed in 2008.

There is a River Run Property Association -RRPOA- and the yearly dues are \$120. There is a boat dock and ramp available for the members.