

**1909 Carolina Way
Roswell, NM 88201**

Sales Price- \$1,075,000

Miscellaneous Information

- Approximately 4130 square feet heated and cooled. Over 7200 square feet under roof.
- 1.7 acres of land
- Artesian water well with 5 HP Pump and 2/3rd acre of water rights.
- 4 Garages and covered area same size as 5th garage.
- Kitchen and den cabinets (custom) and built in solid cherry. with granite countertops.
- 3 wood burning fire places all with gas logs.
- 12 custom decorative steel trusses in front and back of house.
- Hunter Douglas automated blinds
- Security cameras and alarm system.
- Plateau fiber internet
- Cost to rebuild of 1.5 million per insurance company
- Over 140 recessed lights

Front of House



Front Yard



Front Yard



Front Yard



Porte Cochere with Herringbone Brick Pavers



Stone Coated Steel Roof

- Considered by many to be the best roof on the market.
- Roof was replaced in 2017 at a cost of \$165,000-paid by insurance company!



Three Bowl Fountain



Exterior Front Door

- 9 foot custom made solid alder door
- Covered porch



Interior Front Door and Entry Way



Kitchen Looking to Sunken Den



Viking Gas Cooktop and Raised Bar



Kitchen Appliances



Breakfast Nook



Fireplace in Den with Cherry Cabinets



Formal Dining with Double Octagon Ceiling



Patio Fireplace and Seating

- Massive cedar beams
- Commercial fan
- Gas Logs
- Commercial concrete flooring



Outdoor Kitchen

- Lynx Commercial grill and appliances.
- Cooktop
- Sink
- Outdoor High Definition TV
- Refrigerator



Outdoor Dining with Chandelier

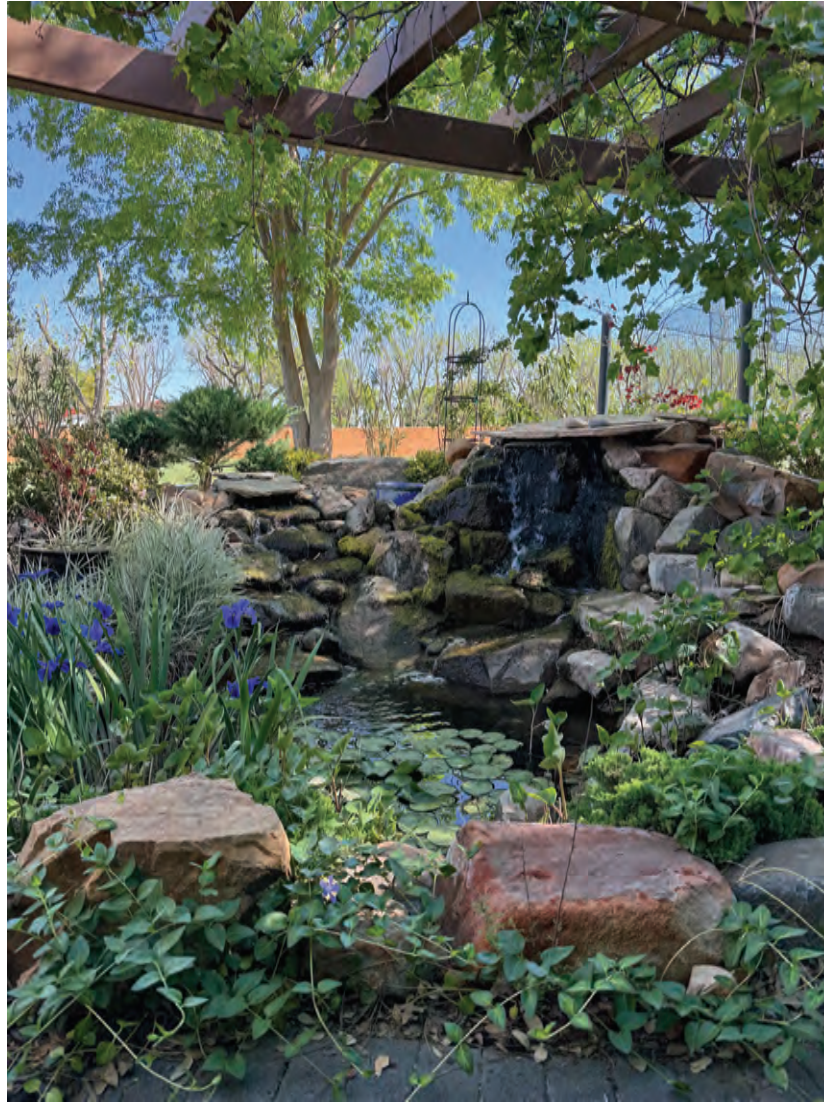


Outdoor Gas/Wood Burning Fireplace



Koi Pond

- Stocked with 15-20 Koi Fish
- Two waterfalls
- Covered with Steel trellis and grapevines.
- Lush landscape



Koi Fish (15-20)



Seating area for Koi Pond



Sunken Den with Boxed Ceiling



Greenhouse

- 400 Square Feet
- Made of cedar beams
- Air conditioned
- Heated
- Red wood benches



Greenhouse with Stone and Planting Beds



Concrete Pad for Equipment



Detached Two Car Garage and Covered Area

- Covered area for tools and equipment
- Size of a 5th garage



Double Car Garage



Cinder Block Fence

- Entire 1.7 acres fenced in.
- Cinder block fence across alley.
- Metal fencing on side
- Redwood and brick fencing in front.
- Entire acreage planted fescue.



Electric Gate

- LiftMaster Gate closure
- Entire back is closed off by fencing and gates



Lots of Trees and Lots of Grass

- 5 oak trees
- 17 pecan trees
- Crepe Myrtles
- Purple leaf plums
- Chinese Pistachios
- And many more



Entire Property is Irrigated

- 26 zones of sprinklers
- All sprinklers are Rain Bird Pop Ups
- Artesian Water Well-so no water bills



Four Heat Pumps-Serviced by Fulkersons



Large Game Room with Half Bath

- Beamed Ceiling
- Durable ceramic tile floor
- Plenty of room for exercise equipment



Game Room Bar



All Doors Custom 6 Panel Oak



The Corner-Our Favorite Place to Hang Out



Master Bedroom/ Living Area

- Gas Fireplace
- Big Screen TV
- Computer Desk
- Where we live!



Master Bedroom Fireplace

- Gas Logs



Master Bedroom



Master Bathroom



Shower in Master Bath



Master Closet by California Closets



Master Closet Designed by California Closets



Study



Guest Bedroom with Full Bath



Bedroom No. 3



Hall Bath With Shower



Laundry Room



Custom Garage Flooring



Batting Cage with Pitching Machine

