

General Features - Exterior

STRUCTURAL

Metal Standing Seam Roof
Hurricane brackets
Two Sky lights - hurricane resistant
Leaf filter gutters with lifetime warranties that connect to pond
Native stone and petrified wood exterior with hardiboard Siding
Simonton windows doublehung tilt and casement
Dormers - 4 each
Copper rainchains that feed water to pond thru underground pipes
Two screened porches with rock 1/2 walls
North wall 2x6 construction for improved insulation
Exterior doors - metal with decorative windows
GFI outdoor outlets
Rheem Heat Pumps (3) 2 ton
Eve outlet for christmas lights
Keypad entry doors (2)
Rheem water heaters (2) 80 ga, plus timers
Switched outdoor spot lighting
Outdoor speakers on porches - 2 bose
Ceiling fans and light kits on 2 porches

General Features - Exterior

DETACHED FROM HOUSE

Wooded property-Red oaks, bur oaks, aspen junipers, red buds, etc
Xeroscape landscaping-ornamental pomegranate, glads, butterfly bush, horseherb groundcover, red yuccas Turks c
Dry creek that feeds pond, rock and rubber lined
Stocked pond with waterfall- channel cat, bass, perch
Upper pond with lillies, rubber lined, rocked edge and seating
Buffalo grass around house and upper pond area
Wildflowers and native grasses-bluebonnets, indian paintbrush, blue stem, snow on the mountain, etc.
Rain Bird Sprinkler system - automated plus french drain
Rock wall flowerbeds-drainage pipes installed
Purified water bird bath-Ice maker runoff in kitchen feeds the birdbath outside
Cedar retaining walls in back-Crossvine, Muley Grass, Brushy Beard grass, antique roses on hillside, red yuccas
Pump house for pond also provides storage for tools
Frost free faucets (5)
Electrical and sewer for potential outdoor kitchen and/or entertainment area
Ulrich garden tool shed w/ metal roof and treated wood, entry ramp too
Oak porch swing

General Features - Interior

First Story

Textured walls and ceilings
Oak staircase with antique oak treads, tile risers and iron spindels, skylight above
Hickory custom cabinets throughout
Celimg fans with light kits

Built in ceiling speakers downstairs
Insulated blinds downstairs
Crown Moulding downstairs
LED Lighting
Luggage closet
Kohler toilets

Kitchen

Jennair double oven with convection
Maytag microwave
Maytag double door refrigerator with bottom freezer
Whirlpool dishwasher, elevated for easy access
Manitowoc commercial Ice Maker
Maytag gas range
Trash compactor
Venta Hood with copper detailing
Granite Island w/ copper sink with garbage disposal and instahot
Undersink RO water system
Walk-in pantry with elfa shelves and drawers
Italian Porcelain 18" Tile floor
Pullout trashcan
Granite counter tops
Composite black double sink with price fister oiled bronze fixture with garbage disposal
Knife Drawer, lazy susan cabinet, file cabinet drawer, and cookware drawers
Small appliance garage
Lighted cabinets and under cabinets
island light fixture
Easy glide drawers

Walk-in pantry

Elfa shelves and drawers
Door activated light
Italian Porcelain 18" Tile floor

Living Room

Stone, fossil, petrified wood and dinosaur print gas fireplace
Gas fireplace with realistic logs, remote or switched
Mesquite live edge mantel with outlet
Knotty alder Front Door 8' x 42" with beveled side lights, cordless blinds, keypad deadbolt entry
Hearth seat
Gas fireplace with realistic logs, remote or switched
Hand hewn hardwood engineered floor
Built-in cabinets, shelves and drawers
Ornate ceiling fan
Built in textured shelves near ceiling with outlets
Easy lift blinds
Spot lighting
Floor outlet

Dining room

Mediterranean light fixture
Wall sconces and track lights
Italian Porcelain 18" Tile floor
Knotty pine door
Metal exterior door with decorative glass
Rock bar with granite top
Ceiling fan

Master Bedroom

Gas fireplace with realistic logs, remote or switched
Stone, fossil, petrified wood fireplace
Ornate ceiling fan with light kit
Wall sconces
Shelf and outlet for TV over fireplace
Laminate wood grain floor
Decorative metal exterior door with frosted deco glass panel.
Tile entry floor

Master Bathroom

Programmable Sanitjet Pipeless spa tub with color lights and waterfall faucet
Radiant floor heat programmable
Sandstone 18" tile floors
Tub area is tiled with step
Walk-in tile shower with teak bench, plus fixed and hand held fixture
Solar tube with light in shower
Copper vessel sinks and oiled bronze fixtures
Undercounter water heater
Lighted wall mount makeup mirror
His and her tiled counters with lights and mirrors
Mirror medicine cabinet
Semi private toilet area with café style doors
Pocket door to masterbed room
His and her walk-in closets
Stained glass windows
Chandelier
Large window with automatic blind
Exhaust fans with lighting, and heater

Hallway

Built-in hickory china cabinet with glass shelving, lights and drawers
Closet for media equipment rear access
Italian porcelain tile floor
Decorative inset alcove with outlet

Staircase

Antique oak slat treads, slate tile risers, oak banisters and rod iron spindles
Skylight with blind
High ceiling
Wall sconces

Office

Ceiling fan with light kit
Laminate wood grain floor
Closet
Knotty pine door

Powder room

Copper sinks and oiled bronze fixtures
Tile floor and counter
Undersink water heater
Privacy glass window
Can be converted to bathroom with shower by connecting to mud room closet
Exhaust fans with lighting, and heater
Knotty pine door

Mud room with closet

Tile floor
Hickory bench with cushion and shoe shelves underneath
Roll up privacy see-through blind
Stone lined mop sink on floor for easy access (in closet)
Clothes rack (in closet)
Overhead storage (in closet)

Laundry Room

Built-in ironing board cabinet with light and outlet timer
Space for front load washer and dryer
Built in hickory cabinets
Tile counters and floor
Large stainless utility sink with sprayer
Easy up blind
Storm door with removeable screen
Exterior metal door with built-in mini-blind
Exhaust fan
LED lighting overhead
Space for extra refrigerator
Hanging bar with shelves
Built in pet area for cat box and/or other pet supplies
Broom closet
Pocket door to mud room
Pull out built in clothes hampers

Saferoom/Storm shelter

Thick concrete walls and ceiling
Entry from garage
Heavy duty metal saferoom locking door
Ventilation and phone jack
Storage shelves

Two car garage

Double garage door insulated w/ remote or keypad entry
Tracks for hanging cabinets or organizers
Textured insulated walls

Single car garage / workout room

Conditioned room (must be disconnected if used for vehicle.)
Single insulated garage door with remote or keypad entry
Textured walls
Ceiling fan

2nd Story

Main guest bedroom

Ceiling fans with light kits
Wall sconces
Pocket door with closet
Linen storage cabinet
Dormer area
Decorative tin style slant ceiling
Decorative archway

Additional guest bedroom

Ceiling fan with light kit
Sliding door Closet
Dormer area

Multipurpose room or bedroom

Skylight with shade
Stainless double sink with counter and undercounter storage
Laminate floor
Direct access to attics areas
Floor and wall outlets
Ceiling fan with light kit

Guest bathroom

Cast iron clawfoot tub with antique look fixtures
Walkin shower with frameless glass door/ bronze oiled fixtures
Tile floor
Copper sink and oiled bronze fixture
Hickory cabinet with tile counter
Dormer area

Large mirror and lighting
Timed ceiling heater and nightlight
Dormer seating area

Office or storage room

Ceiling fan with light kit
Closet
Dormer area
Attached luggage closet
Laminate floor

Storage or workroom -conditioned space

Wood look Laminate floor
Wall safe
MDF walls
Reinforced floor for gun safe
Access to attic space
LED lighting

Attic area storage room - conditioned space

Paneled walls
Plywood flooring

Hall Upstairs

Ceiling fan
Track spot lights
Skylight with shade

Exterior Buildings -

RV barn with work spaces 30x30'

Mueller Metal building with concrete floor for up to 26' RV
10x12' door - insulated with remote / or keypad
Closed cell insulated structure with air conditioner
Well room closet w/water purification / uv light whole house system
RO system for garden tanks
Two enclosed conditioned work rooms with heatpumps
Airlock room for UPS or Fedex deliveries and pickup
Metal walk thru door
Security cameras and monitor
LED lighting
Roof feeds water tanks

Tractor barn with work spaces 30x50'

Mueller Metal building with concrete floor
Three roll up doors 10x9'
One roll up door 12x9'
Side walk through door

Roof feeds water tanks
Shop lights
Water access nearby

Potting Shed

Ulrich treated wood building
Metal roof
Single and double door entrances
Two windows
A/C and heat
Ceiling fan
Mini blinds
Sink and water heater
Plywood interior
Porch
Water collection system on roof and barrels
Slate walking stones, flower beds

Garden

Organic garden with raised beds
Small greenhouse
Deer fencing with hotwire
Underground PVC with Drip system
Four large water tanks with water collection system for garden
Pump system for water collection and garden delivery
Plum trees, pomegranate trees, asparagus beds, blackberries, roses, asian lilies, herbs
Single and double gate entrances
Compost bin
Storage bins

Additional potential building locations (two)

Access from driveway
Electric and water nearby
Wooded and open areas