

List of Options and Upgrades

1. 50 ft. X 50 ft. separate weld-up metal building with alarm system and three interior rooms. Two of the rooms are heated and cooled for hobbies, games, etc. One room has toilet and sink. Area above rooms is floored attic storage. Remaining 1800 sq. ft. is open area for vehicles, boats, trailers, etc. One double garage door and one 14 ft. tall door to accommodate a motor coach or other RV. **\$55,000 value**
2. Longleaf pine floors from 100 year-old reclaimed wooden beams (see floor story).
3. Speakers for 7.1 sound system in great room.
4. Stereo speakers with volume controls in six rooms plus patio.
5. Alarm system with fire sensors.
6. Kitchen pantry doubles as a tornado-safe room with reinforced concrete walls and ceiling with a metal door.
7. Sub-zero refrigerator-freezer.
8. Hand-hewn wooden fireplace mantle with electrical outlets imbedded in top.
9. Electrical outlets in eaves.
10. Ample built-in cabinets and shelves in study and great room.
11. Large walk-in closet/dressing room with built-in cabinets, drawers, and shoe rack.
12. Large craft area in laundry room with built-in cabinets and drawers and room for an extra refrigerator.
13. Covered patio attached to house; separate patio under oak trees. Additional patio space for hot tub.
14. Flagstone-covered sidewalks, steps and patios.
15. Convenient side entry.
16. Beautiful landscaping with koi pond and waterfall with irrigation system. There is also a beautiful bluebonnet patch.
17. Entire AC unit in shop installed in 2010.
18. Evaporator coils in larger house AC unit installed in 2010. Compressor three years old.
19. Built-in combination safe.
20. Double ovens are both convection and conventional ovens.
21. Plantation shutters and wooden blinds throughout.

22. Water circulation system provides instant hot water at every faucet.

Estimated averages of sellers' utility bills from the past 12 months:

Water – \$375
Electricity – \$338
Propane – \$170