

Amenities List:

Interior:

Fluted Trim/Base Blocks/ and Rosettes throughout the home  
Hunter Ceiling Fans Throughout (15 Interior)  
Pelican Whole House Water Filter  
Sherwin Williams Promar 400 Paint with contrasting Walls/Ceiling/Trim throughout the home  
Travertine and Marble Showers in all 3 baths  
Travertine Stone Floors throughout the home  
Exterior Doors with Privacy Blinds  
26 Low E2/Low E3 Windows with 2 1/2" Mini Blinds  
Moen Faucets  
2 1/2" Privacy Mini Blinds throughout the home  
20 Amp Outlets with GFCI in Wet Areas  
3 Separate Attic Access  
6 Regular Size Closets  
8 Exterior Entrances to home  
8 Oversized Closets/Pantries  
6 Raised Panel Doors with Upgraded Knobs Throughout the home  
Crown Molding throughout the home  
Custom Build 42" Clear Hickory Cabinets in Kitchen with Power Return and Soft Close Doors/Drawers  
Double Oversized Stainless Sink  
Extra Pantry with Kitchen with automatic lighting  
Extra Quiet InSinkErator Evolution XL Disposal  
Floor to Ceiling Vertical Custom Pantry  
Frigidaire Gallery Microwave SS  
GE Café Dual Fuel Convection Oven w/lower oven drawer SS  
Granite Counters in Kitchen  
Kitchen aide Dishwasher with whisper quiet SS  
Over the Counter Quart Lighting in Kitchen  
Tumbled Stone Backsplash  
Walk In Pantry in Kitchen  
Water line for Refrigerator  
Extra Storage in each bath  
Rinnai 9.8 GPM Tankless Water Heater  
Whirlpool Water Purifier  
Zone Air and Heat for Laundry/Game Room and Office (or extra-large BR)  
Built In Shelves 3rd BR  
French Doors in Dining Room  
3 Car oversized Garage with Fluorescent Lighting Extra Storage and Work Space  
Game Room with Recessed Lighting  
2 Hall Closets  
Extra Large Laundry Room with cabinets  
LED Lighting in Laundry Room  
Room for Freezer and Extra Refrigerator in Laundry  
Utility Sink in Laundry

Recessed Lighting with Dimmer Switches  
Custom builtins in Master BR His and Hers Closets  
Master BR with French Doors and Private Porch with Fans  
Vanity Area in Master BR  
2nd Master with French Doors and Private Porch with Fans  
Custom builtins in both 2nd Master closets  
Frameless Shower Doors  
Master Bath and Hall bath Light/Heat/Fan  
Office with Walk In Closet  
Office with Recessed Lighting  
20 Seer Trane AC/Heat with Electrostatic Air Filter

#### Exterior

Garage Doors with Keypads and Remotes with Battery Backup Chamberlain Quiet Openers  
205' x 12' Covered Porches with Separate Hunter Exterior Ceiling Fans (8)  
Exterior Lighting on all porches/ Security Motion Sensor Lights on Corners, Coach Lights Garage/Back  
Cedar Beams and Posts  
Galvanized Metal Roof  
Austin Limestone All Around Home  
Electrical Outlets All Around Home

#### Grounds

24 x 23 Shop/Cottage on Concrete Slab with Power  
42 x 54 Metal Building on Concrete Slab with Power  
Well House with Jett Pump/Pressure Tank and Power  
3000 Gallon Supplemental Tank  
Underground Irrigation to 6 spigots  
8 Strand Barbed Wire Fence  
Extra Deep Stock Tank  
Pole Barn/Horse Barn  
Grape Trellises and additional Posts and Wire  
US Highway and County Road Frontage  
12.2 Acres Commercial with 11.099 Acres AG Exempt  
Sandy Loam Soil  
Pecan Trees

