

## **Howell 8292 FM 859 Home FACTS**

### **Edgewood, Texas 75117**

#### **Interior/Exterior:**

- Approximately 6,900 +/- sq. ft. under roof
- Approximately 5,500 +/- sq. ft. heated/cooled living area
- Four (4) car garage deeper than normal standard garages
- House was moved into October 1997 and built by Chaney Construction of Edgewood; Bobby Chaney custom builder.
- Foundation was a 3-pour process of the ultimate highest quality standards. 1) 49 piers 1 ft x approximately 12 to 13 ft deep were poured around the foundation and fire places for structural support, 2) beams were then poured, and 3) the "cable tension engineered" slab was poured to produce a foundation that would diminish any long term shift issues with this home as you will see upon inspection. Very expensive but again the right way to build a foundation for a two story home correctly.
- HV/AC units have all been replaced and are high efficiency heat pumps at the highest standards. The two larger units in 2008 and the smaller unit in 2011. Skinner Electric in Mineola has done all installation, maintenance, and yearly inspections. John Skinner owner.
- All appliances have been upgraded with Stainless Steel Kitchen Aid and properly installed by Don's Appliances of Tyler. Lights, faucets, ceiling fans, and hardware have seen upgrades as well throughout the house. Hardwood floors completely refinished October 2013. New roof & gutters in October 2014.
- *The Great Room serves as a fantastic family area; with social seating and room for a pool table, games, etc. for children or young adults as we originally used it from a functionality bonus.*
- ATT is the provider of Internet services, DISH is the TV provider, Electric is cooperative (TVCC), water is Macbee, and propane is serviced by Potts Propane of Canton, East Texas Alarm Service.
- There is a 500-gallon underground propane tank for the fireplaces, outside cooker, and pool/spa for heating purposes.
- Paint throughout is in good to excellent condition.
- Sun Screens of high quality on windows.
- Custom pool with waterfall and pebble-tech interior.
- 40 x 60 Shop on cable engineered slab.
- Water well to support during summer months some with lake replenishment.
- Sprinkler system and checked annually for updates
- Outdoors landscape lighting.
- Wide Concrete drive reinforced with rebar throughout property.
- Excellent and well maintained landscaping all around property.
- Huge amount of storage, large walk-in closets, and full attic walk-in's in 3 areas for easy HV/AC servicing and storage.
- Walk-in closet with vanity in bedroom upstairs at the end of the hall.
- 9 acres with house as per listing with an additional 26 acres available contiguous to the house listed separately or a combination of both is possible.
- 2 miles from Edgewood, 8 miles from Canton, 60 miles from Downtown Dallas, & approximately 73 miles from south DFW entrance (was driven for years consistently in about 1hr. 15 minutes).