

## 259 PRESTON ROAD IMPROVEMENTS

### 1) PRISTINE 36 ACRES

- NEW IMPROVED PASTURES W/"TEXAS TOUGH" & "WORLD FEEDER" W/RECENT FERTILIZER APPLICATION
- NEW ALL WOODED AREAS CLEARED (approx 23 acres)
- NEW CREEK BANKS CLEARED & DRESSED FOR ACCESS
- NEW LAKE BANKS CLEARED & DRESSED FOR ACCESS
- NEW OUTDOOR SHOWER
- ROLLING TOPOGRAPHY
- NEW ALL STUMPS REMOVED
- LAKE
- CREEK

### 2) 1700 SQ FT HOUSE

- NEW 15 SEER ENERGY EFFICIENT A/C HEAT PUMP, THERMOSTAT & DUCTS
- NEW WHITE ROCK F/P W/CIRCULATING HEAT, GLASS DOORS & RUSTIC MANTLE
- WALL OF WINDOWS
- LARGE WRAP AROUND PORCH
- NEW HOT WATER HEATER
- NEW MICROWAVE
- NEW PAINT (INTERIOR & EXTERIOR)
- NEW KITCHEN RECESSED LIGHTING
- NEW CEILING FANS
- NEW INTERIOR LIGHTING
- NEW EXTERIOR LIGHTING @ HOME & SHOP
- NEW GLASS EXTERIOR DOORS W/INTERNAL MINI BLIND

- NEW RADIANT (ATTIC) BARRIER
- NEW TILE, TOILET, SHOWER ENCLOSURE, MIRRORS, LIGHTING, CABINETS & FAUCETS IN MSTR BATH #2
- NEW SINKS, LIGHTING, MIRRORS, & FAUCETS IN MSTR BATH #1
- NEW KITCHEN SINK & FAUCET
- NEW BRUSHED NICKEL KITCHEN CABINET HARDWARE
- NEW RAISED PANEL INTERIOR DOORS W/BRUSHED NICEKL HARDWARE
- NEW 2" WOOD BLINDS
- WOOD FLOORS (LIVING, FOYER & KITCHEN AREAS)
- SOLID SURFACE KITCHEN COUNTERTOPS
- NEW LAUNDRY ROOM SINK & CABINETS
- 9' CEILINGS
- LARGE CLOSETS
- LARGE PATRY
- ATTIC DECKED FOR STORAGE
- RIDGE & SOFFIT VENTS

- 3) NEW 40' X 60' SHOP (CONC FLOORS, LIGHTING, ENGINEERED TRUSSES & ROLL UP DOORS)
- 4) NEW HEAVY STEEL 35' X 25' PAVILLION W/METAL ROOF
- 5) NEW FRONT FENCE (CORRAL BOARD & 4 X 6 POSTS)
- 6) NEW TWO FULLY LANDSCAPED ENTRY WAYS
- 7) NEW PERIMETER BARBED WIRE & CATTLE PANEL FENCE W/STEEL POSTS & H-BRACING
- 8) NEW STEEL CULVERT @ ENTRYWAY #2
- 9) SPRINKLER SYSTEMS AROUND HOUSE
- 10) EXTENSIVE PAVED ROAD FRONTAGE
- 11) COMMUNITY WATER W/CONVENTIONAL SEPTIC SYSTEM

12) NEW CROSS FENCE W/3 GATES

13) NEW WATER LINES RAN THROUGHOUT PROPERTY

14) AG EXEMPT