

Modern Ranch – 11029 Osburn Rd., Pilot Point, TX

House - New 2015 -

Professional Architectural and Engineered Renovation Plans

Stone exterior with Metal roof

Chef's kitchen, granite countertops and tile backsplash with under counter lighting and plug strips.

Gas cooktop and double convection electric ovens

Self-close cabinet doors and drawers throughout

Large family room with gas stone fireplace and hidden bar with quartzite countertop

Surround sound – with ceiling mounted speakers

Large master suite with two walk-in closets, two vanities with Quartz counter tops, walk in shower and Jacuzzi jetted tub

Granite countertops in guest bath

Wood and tile flooring, carpet with memory foam in the bedrooms

5/8" sheetrock and insulation throughout with smooth textured walls

New electrical wiring and all new led lighting fixtures with outdoor lighting on timers

High efficiency 16-Seer heat pump/AC

320 amp main service - 2 – 50 AMP RV hook ups

Pre-wired for internet and satellite

Permanent poles for Satellites

Plumbing lines and all new plumbing fixtures

Tankless water heater

Marvin clad wood casement windows with Low E insulated glass

Custom Alder Entry door

Gated entry with keypad and concrete driveway with additional parking

Concrete parking for horse trailer

Fences – pipe with 2x4 wire, 2x4 panels and new custom gates

Property is crossed fenced. 3 turnout pens and 2 horse pastures with frost proof water faucets

2 loafing sheds (1) new in 2015

Show Barn –New 2015

48X52 5-stall CMU block with metal exterior, insulated and heated show barn, concrete stalls with drains and 1" rubber mats, automatic waterers and fly spray system. Wash rack, tack room, vet lab with washer a dryer connections and toilet room. Lights and fans on timers with override switch. Hay storage and covered porch

Shop/Equipment Storage

40X30 Shop/Equipment Storage with concrete floor, 3 overhead doors and 1 passage door with 220 outlet

Additional information

2 Conventional Septic Systems – 1 for House and 1 for barn. 2 Water meters - House and barn has own separate water meters.