

- 4 year old custom home built by Hill Country Classics, Boerne, Texas
  - 2277 square feet living area
  - 483 square feet porches
  - 678 square feet 2.5 car garage

- 3 bedrooms, 2 baths, den area, dining area, laundry room, pantry room
- separate shower in master bath
- decorative beams at living room ceiling
- front and back concrete porches
- ceiling fans in all bedrooms, living room, and rear porch
- attic stair pulldowns in both garage and hallway, with sheathed attic floor for extra storage
- garage door with two remotes and 1/2 hp opener

- located on 3.82 acres ridge lot in Settler's Ridge with fantastic views
- three-rail cedar fence installed surrounding home and yard areas
- Apollo electric driveway swing gate with two remotes and solar cell battery charger

- traditional rebar foundation (not stressed/cable)
- exterior walls studs 16" o.c.
- exterior siding Hardiplank fiber cement with 1" x 2" vertical cedar battens
- exterior masonry walls with native limestone rock fascia
- roof sheathing 1/2" CDX plywood with 30# overpayment with radiant barrier
- roofing material 26 gauge Galvalume standing seam metal roofing
- windows vinyl frames, insulated double pane low E glass with half screens
- insulation walls R-13, ceilings R-30, slopes R-30 (all fiberglass batts--not blown in)
- electrical buried 200 amp service, all copper wiring, separate 240v and 120v breaker boxes

- Rinnai all-home LP tankless water heater (190,000 BTU/HR)
- Moen faucets all locations
- Kinetico dual-tank water softener with filter system (continuous soft water supply)
- 30 gpm+ water well, with full casing to pump depth
- well pressure tank located in fully insulated garage (no winter freeze concerns)
- aerobic septic system
- 500 gallon propane tank with buried connections and dual regulators installed

- home prewired with RG6 cable for television service (DISH antenna currently installed)
- home prewired with CAT5 multicable for telephone or ethernet distribution
- home prewired for satellite internet (EXEDE internet antenna currently installed)

- zoned heating and cooling systems (two complete systems)
- furnaces are Trane XV95 (95% efficient) units configured for propane use, both are multi-speed and multi-stage units
- heat pumps are Trane XL 16i units, 17.00 SEER, with Trane Climatuff scroll type compressors
- both HVAC systems configured with Trane programmable thermostats and Trane cooling coils
- separate filter compartments installed for each unit
- HVAC systems are located in utility room (not attic mounted)
- HVAC systems have primary rectangular hard ducting (not all flexible hose--no "octopus" in the attic)
- HVAC systems are configured for dual/hybrid fuel (electric or propane), with owner selectable balance point temperature setting with outside temperature sensor

- floor coverings are hand scraped engineered wood in all areas except for laundry room, pantry, and baths which are ceramic tile

- supply of unused limestone rock remains for possible stone grill construction

- all appliances that remain (move-in ready)
  - side-by-side refrigerator
  - chest freezer
  - built in microwave with vent
  - washer and dryer
  - built in dishwasher
  - gas stovetop with gas oven

- special electronics that remain (left installed and cabled--ready to use after addition of entertainment source)
  - JVC D-ILA professional high definition home theater projector
  - 93-inch diagonal home theater screen (mounted), with extra spare new replacement screen material
  - VMPS 12 inch subwoofer system
  - Parasound stereo amplifier system for subwoofer and left/right speakers
  - left and right channels speakers
  - 27-inch television

- PoulanPro heavy duty wheeled string trimmer with 6.5 hp Briggs & Stratton engine remains
- New 6.5 HP wet/dry Shop-Vac remains