

A Note from the Seller

January 18, 2016

Hi Laura and Janis,

Here's a list of the improvements we have made to the property since 2014...

- Caulked and repainted every interior and exterior surface
- Installed a new HVAC and thermostat
- Installed new stainless steel refrigerator with ice maker, new stainless steel dishwasher, and new in sink disposal, which convey
- Constructed a laundry room
- Installed new high efficiency washer and dryer, which convey
- Cleared the long road to the house of debris and dead trees
- Installed new ceiling fans
- Installed Hughes Net internet and and satellite telephone system dish
- Maintained our Wildlife Exemption through watering systems, habitats, an annual bird census, and feeding stations

As you've seen, we have been active in maintaining the property and haven't cut corners. I hope this helps the new owners feel comfortable that they are purchasing a property that will be move-in ready and with no major improvements for many years to come. With any weekend home on 25 acres, they should know that a little property maintenance is part of the joy. But we've eliminated the hard work. :-)

I've also attached a list of the beautiful household items and property equipment that we're open to selling should you find a buyer who truly wants a move-in ready experience. Our investments in the property would be worthy of our primary residence in Austin. We even engaged local artists to design some of the items to create a real sense of Texas in Bastrop County.

The annual bird census is worth sharing with prospective owners. We're on the migration path of several species of birds. Just this week, we had thousands of robins on the land, which is quite a sight to see. It's a nature lover's paradise.

This is a very special place and we hope we can find like-minded folks who will love it as much as we do.

Thank you!

Amy