

HOUSE FACTS

This house has a geo thermal heating and air conditioner that services the main part of the house and a separate heat pump that services the west side guest quarters. The geo thermal unit has three thermostat zones. One is for the den/kitchen area, one for the master bedroom/bath, and one for the upstairs bonus room and downstairs shop.

The geo thermal unit uses closed loop deep water wells to circulate water which serves as the heating or cooling medium. This modern method of air conditioning results in significantly reduced heating and cooling bills.

The cost for electric service for this house of approximately 4000 square feet for the past five years and five months has averaged only \$188 per month, and that's with \$0 propane cost as this an all electric house.

Thanks to our ability to pump water from the lake for outside watering any time we wish for \$100 per year, our monthly bill for potable water is only \$41 for the past three years.

Our current annual property association dues are only \$450 per year.

Our homeowners association owns all the roads in this subdivision and their upkeep consumes most of our annual budget. We also maintain a private boat ramp exclusively for property owner's use. The house has a 658 sq. ft. garage and a 170 sq. ft. golf cart room. It also has a 374 sq. ft. upstairs bonus room and a 270 sq. ft. work shop, both of which are heated and cooled. The appraisal district lists the house at 3371 sq. ft.

The house has a propane gas log fireplace. The 40 gallon electric water heater was installed in 2013 and the roof shingles were replaced in 2011. The sewerage treatment plant is owned by the Sabine River Authority and our monthly cost for disposal is \$40. The system uses individual home grinder pumps to move sewerage from in ground pits at each residents, out to the street and into the under ground delivery system that moves the waste to the waste water treatment plant located on FM 2946 belonging to the Sabine River Authority. Individual homeowners own their sewerage pits and pump and transportation lines from their homes out to the

road in front of their homes. Unlike conventional septic systems, this grinder pump system is maintenance free and very reliable.

The house was custom built in 1997 and has three bedrooms, three full bathrooms, an office, a sun porch, double pane windows, and lots of storage including a large floored attic storage. One of the baths is handicapped accessible with a large "roll in" shower.

The boat stall has two boat slips and a storage locker as well as a large fishing pier. It is located on Birch Creek, one of the best fishing locations on Lake Fork. At least two bass over 8 pounds have been caught from this dock.

The yard irrigation system for pumping lake water uses two in-line one and a half horsepower cast iron pumps located on the pier. The electric timer for the 6 watering zones is located outside for easy access.

We have a helicopter landing pad on the east end of the golf course parking lot which serves our subdivision as well as the surrounding community.

We have an 18 hole golf course owned and operated by the Kencht family who are residents of our subdivision.