

9638 Requa Road

Home Features

- Exterior Wall Construction – Insulated Concrete Form – Sample ICF block in barn. Extra thick walls of Styrofoam sandwiched concrete. Makes energy efficiency second to none.
- Icynene® foam sprayed in attic rafters – extends energy efficiency
- High efficiency windows
- Solid hardwood Hickory floors
- Custom cabinets from Alder wood.
- Custom cement counter tops throughout except laundry room, wine closet, and outside pool bathroom
- Custom dining table & chairs to convey with house
- Custom benches around dining table with storage below bench surface
- Custom paint to resemble tarnished copper in entry bathroom
- Custom paint to resemble copper ceiling in Master Bedroom
- Custom paint to resemble hammer copper in dining room ceiling
- Built in ironing boards in laundry and master closet
- Remote operated gas fireplaces in upstairs living room, upstairs balcony and downstairs game room.
- Custom wine closet with dual zone wine refrigerator and custom humidor made from smaller wine cooler with custom drawers from Wineador.com
- Custom cement floor treatment in downstairs game room and downstairs patio and pool surround
- High end commercial range / oven in kitchen by 5-Star. 6 gas burners and griddle plus two ovens (1 gas and 1 electric self-cleaning)
- Expansive walk-in pantry
- Expansive laundry room / mud room with extra room for more fridges and freezers
- Complete Whole Home AV Automation system by Savant installed by SmartHome Technologies, LLC. Depending upon negotiated price, this system will convey. Separate flier that explains installed capabilities and possible capabilities of the system. Can be controlled by iPhone or iPad thru Wi-Fi or Cellular network
- Alarm system installed and controlled remotely by Savant system and monitored by Freedom Security via wireless connection (phone lines cannot be disabled)
- Pool systems controlled remotely by Savant system as well as Pentair Screen Logic iPhone / iPad app and can be accessed from anywhere – turn hot tub on while driving home!

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Home Features (continued)

- 2500 sq ft of cedar deck with amazing view of Grey Forest Canyon and the indigenous wildlife. Deck has two sets of stairs – one to front drive and one to back pool patio
- Custom pool by Home Plate Pools that features:
 - Ecosmarte Ionization Pool System to create a chemical free pool
 - Intellibrite lighting system with color changing LED lights
 - Polaris pool cleaner
 - Built in Hot Tub with spillway to pool
 - 9' deep on deep end
 - 8" level kids area with limestone rock
 - Steps to 4' deep swim area
 - one swim out in deep end
 - Rock feature for jumping
 - Rock grotto with remote controlled waterfall and slide
 - Pool area completely fenced
 - Outside entry pool bath, built into corner of house
 - Wireless water resistant remote that controls all pool functions
- Large custom rock BBQ Grill and Smoker – Man's Man of pits!
- Flat panel TV on downstairs patio in custom wood enclosure that is alarmed – can you say MAN CAVE!
- Outdoor kitchen with high end fridge, DCM gas grill and SmokinTex electric smoker
- Natural gas from Grey Forest Utilities supplies energy for water heaters (two Renai tankless systems), Gas Stove & gas portion of Dual Fuel Oven and pool / hot tub heater
- Electric from CPS for all other energy in house
- Direct TV installed to support 8 TV locations (6 installed)
- Custom cabinetry to be installed in craft room
- Separately alarmed Gun Room with additional shelving for supplies
- 4 bedrooms, 4 full bathrooms, 2 half bathrooms
- Huge master bedroom with sitting area
- Master Bath has:
 - 2 person shower with body spays and rain heads
 - Large master closet
 - Separate potty closet
 - Separate dual sinks and vanities

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Home Features (continued)

- One downstairs bedroom (2nd Master) has a large walk-in closet and a private bath with large Jacuzzi tub, shower with body spray heads and separate potty closet
- Second downstairs bedroom has a large walk-in closet and a private bath with a shower with body sprays
- Third downstairs bedroom has a large walk in closet and has access to full bath that is close to the game room
- Wet bar with under counter ice machine in game room
- Standing seam metal roof
- Large Portico for an amazing front entrance
- Custom metal entry door makes a statement that you are not entering a standard house
- Huge living room with 12' side walls and vaulted pine tongue and groove ceiling and massive beams
- Coffered ceilings in Master bedroom and dining room with custom ceiling treatments
- Dream home for entertaining large crowds

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Property Features

- Two paved road frontage – Requa Road & Canyon Mist
- Fenced into 4 separate areas – Southwest pasture, Southeast Pasture, North pasture and area around house and barn.
- Water plumbed to all pastures with water troughs for livestock or wildlife in Southwest, Southeast and North pastures.
- Southeast and North pasture share a cement floored metal horse shed with pens and water troughs
- North pasture has additional wooden animal shed
- Property is Wildlife Exempt
- Tank dug in bottom corner of Southeast pasture – currently dry
- Southwest and Southeast pastures have had all cedar removed as of June 2013
- 11.01 acres in total
- Approximately 2.5 acres encompassing house reside in Grey Forest city limits
- Remaining property encompassing barn and remainder of pastures reside in Bexar County only
- Member of Grey Forest Canyon HOA (\$200 annual unless special projects)
- Complete automated sprinkler system installed by Sisco Irrigation that covers all grass and beds around house and barn
- Automatic gates with remotes for upper entrance on Requa Road and lower entrance along Canyon Mist. Gates are powered by battery with solar but also have electricity to each gate with electrical chargers too.
- Expansive paved drives through out that just were resealed in July of 2013.
- Well drilled by Davenport Drilling that provides water to barn and house.
- New high capacity water softener installed in well house allows for both hard and soft water supply to house (hard water for outside water faucets only)
- Extensive landscaping and rock work for an impressive outside experience
- Well house has additional side for future smoke house
- 3500 gallon water storage tank to allow less wear and tear on the well pump so that the well pump comes on and stays on until this tank is full and then does not come back on for each and every use of the water. It comes on when storage tank reaches a certain level only.
- Heavy duty down hole well pump installed
- Tons of parking areas for large crowds

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Barn Features

- 40' x 60' enclosed portion fully insulated
- 20' x 40' cement covered extension on front of barn
- 60' x 12' paved covered extension on side of barn
- Wood deck & fenced dog kennel on side of barn
- 500 gallon propane tank supplies fuel for barn water heater (Renai Tankless) and for plumbing installed for future overhead heaters as well as service ports for gas BBQ pit if desired.
- Kinetico water softener in barn for barn use only
- Plumbed for commercial ice machine in barn (depends on price whether ice machine conveys)
- 2 bedrooms upstairs – each with mini-split AC/Heat
- 1 full bathroom with plumbing and venting for washer and dryer – with mini-split AC/Heat
- Workshop with cabinets for kitchen capabilities as well as custom cabinetry for workshop use – with Mini-Split AC/Heat
- 3 qty 14' rollup doors for large toy storage
- 2 walk through doors keyed to match house
- 1 bay is drive through
- Plumbed and wired (50 amp) for RV inside as well as side overhang
- Interior and exterior industrial lighting