

**1183 CR 2022**  
**Glen Rose, Texas**

**Property Features**

Home built by Staples Construction in 1997  
Landscaped yard with mature trees; automatic sprinkler w/drip system for shrubs & potted plants  
Large water garden with multi-level waterfall, water lilies, koi & goldfish; edged with large rocks  
Growing vegetable garden & flowering butterfly garden on timed sprinklers; bird feeding area  
Attached oversized 2 car garage & 3<sup>rd</sup> garage used for shop  
Detached rock front storage garage  
Four Bedrooms (one currently used as office, one has outside entrance)  
Stone Wood-burning Fireplace in Living Room  
Formal Dining Room  
Large Family/Media Room wired for surround sound(see addendum regarding furnishings)  
Hobby room (could be office/exercise/playroom) with heat & AC off garage (by removing non-load bearing wall, can be combined with shop area for a 3<sup>rd</sup> car garage  
“Attic on the ground” large shelved storage closet off the garage  
3 large storage closets (off DR, hall, family room) in home  
Radiant barrier in attic plus extra insulation and wind turbine exhausts added 2008

**Additional features**

Appliances recently replaced:  
Whirlpool built-in 30” oven – installed May 7, 2011, 1 yr warranty  
Kitchen Aide Dishwasher installed Nov 2010; 1 yr total warranty/2-5 yr parts/lifetime stainless interior  
Whirlpool Microwave new in 2010  
Disposal replaced in 2009; 3 yr warranty  
Refrigerator (2004) remains with house  
Water heater installed 2004; warranty expires 2016  
2 units AC/heating installed 2004; 10 yr warranty expires 2014; serviced in March with Sept service paid  
Aerobic septic system installed in 2005  
Jetted tub in master bath  
DSL/High speed internet available  
Gutters with leaf guards  
Timed sprinklers on garden, flower bed and soaker hoses around slab  
Water shut-off to house while sprinklers remain operational  
Partial-floored Attic over garage

**See Addendum for Items Available for Purchase**

## Addendum

### Items Available for Purchase

#### Yard & Garden Maintenance Equipment – Valued at \$2000

- 2004 John Deere Lawn Tractor with 42" mower with mulching blades attachment and rear bagger attachment
- 2 wheel trailer
- Lawn Aerator + 4 concrete blocks for weight
- Assortment of lawn, garden and maintenance tools
- Trimmer/Edger with strings
- Electric Blower
- Roto-tiller
- Craftsman Chain Saw
- 6 gallon gas can; 1 gallon gas can
- Assortment of parts/accessories for sprinkler/drip system
- Space Heater
- Large net to cover pond (to keep out the leaves over winter)
- Three 2x8 supports to place across pond to hold net off water
- Various pond water chemicals

#### Family Room Furniture – Valued at \$2500

- 65" Mitsubishi Big Screen HD Television
- Home Theatre System w/surround sound
- Distressed oak Entertainment Center
- Leather Furniture: 2 piece sectional couch, ottoman w/storage, rocker/recliner

#### Dining Room Furniture – Valued at \$350

- Drexel pecan table with 2 large leaves extends to seat 10
- 6 cane backed chairs
- Glass front 3 section china cabinet w/drawers & storage

#### Patio Furniture & Plants – Valued at \$500

- Wrought Iron Table with 4 chairs
- 2 Wrought Iron chaise lounge chairs
- 3 Wrought Iron chairs w/small table
- 3 Rocking Wrought Iron/fabric chairs w/small table
- 2 Wrought Iron/fabric flat-reclining loungers with ottomans
- Metal free-standing fireplace
- Potted ferns & palm plants
- Concrete bench, bird bath, birdfeeders