

2406 E State Highway 154
Quitman, Texas

Living Area – 1988 square feet Covered Porch – 432 square feet
Garage – 338 square feet (separate heat/air - ZoneLine) Floored Attic – 1134 square feet

Construction – Poured concrete with rebar between 5 inches styrofoam making walls
1 ft. thick with R factor of 52 – interior walls are insulated

Totally energy efficient – electric for 2008 averaged \$78 per month and water
averaged \$25.65 per month

Metal roof, windows were the highest UV rating in 2004 – E windows

Entire home is tornado rated @ 185 mph

Large kitchen with abundant cabinet and counter space – Jenn-Aire range/grill

All ceramic tile floors

Handicap accessible with all doors 36"

Walk up floored attic storage (1134 sq. ft.)

Heat pump, high efficiency Peron heating/cooling

All appliances high energy efficiency rating

Jetted tub in master bath

9' ceilings throughout

SHOP – 35 X 24 insulated, concrete floor, and electricity – 1 10 ft. auto door, 1 manual 8
ft. door. Attached carport 28 X 14. Attached implement sheds - 28 X 14 and 25 X 10

Potential lake site on southwest side on property

Seller can easily remove trees on south side of house if buyer prefers

2008 Taxes – \$1280.93 – homestead and 12 acres ag exempt