

5138 GOEHMANN LANE

TOUR NOTES

General

- Nestled at the center of a protected, great neighborhood
 - The properties to the east (Kathy and Robert Hudson), west (Jackie and Tully Currie), and north (Charles and Diana Green) are all part of land subdivided by Mary Cronin. Deed restrictions were placed on the land at this time which prevent subdivision, restrict manufacturing businesses, abandoned vehicles, swine, etc.
 - Next to the Curries the pecan orchard is owned by the Owens family (I think of Owens Sausage).
 - Across the river is a large horse operation and another pioneer home.
 - Down the road near the river is another restored and expanded pioneer home owned by Valerie & Lonnie Childs.
 - All surrounding properties are > \$1M
- Most of the remaining items in the home are available for sale. A separate list is available.

Front Porch

- The 4 green rockers and porch swing are included with the home.

Living Room (front room)

- This is the original part of the house which was built approximately 1856.
- This home was purchased in the 1980s and fully restored with the kitchen and round room added behind the home at that time.
- The original home also includes an upstairs room and a basement which are featured later.
- This room was originally 2 rooms, a living room/kitchen and a bedroom

- The floors are original to the home
- The dowels to hang the door are still visible in the entry to the kitchen.
- Long leaf pine shelving was present in the house when purchased. It matches the cabinetry in some other parts of the house and is included with the home.

Dining Room

- The dining room and the 2 guest rooms were added in the 1990s and built by Richard Laughlin. The exterior of this addition was made to resemble a log cabin.
- In-ceiling speakers and volume control are included. These are part of the wiring for a multi-room audio system.

2 Bedrooms and Full Bath off Dining Room

- Part of the addition in the 1990's

Kitchen and Breakfast Room

- This area was added by a previous owner in the 1980's by Richard Laughlin.
- The kitchen was completely remodeled by the current owner in 2005. The kitchen was designed by David Ross and Brent Waldoch. Construction by Derek Ross.
- Cabinets were built by Dressen Cabinets of Fredericksburg.
- Granite countertops
- Handmade hammered copper sinks in the kitchen and at the bar.
- Pressed tin backsplash and black cabinetry was painted by Fredericksburg artist Keely Smith.
- The TV and its mount are included.
- Double Dacor electric ovens, one convection
- 2 Bosch dishwashers – one in the kitchen and another in the pantry. Great for entertaining.
- There are 2 Dacor warming drawers in the stained wood cabinets on the left.

- The refrigerator is a 36” GE Monogram all-refrigerator unit
- There is room for a freezer and an icemaker connection in the pantry.
- Custom mesquite cutting table and prep sink in the pantry.
- Plenty of light
- The oversized pantry was originally part of the front wrap-around porch. Its limestone floor adds richness to the room.
- Lots of storage
- The breakfast room has an incredible view of sunrises and sunsets over the Curries’ pond.
- Dual-zone Sub-Zero wine refrigerator in the bar area.
- Huge built-in china cabinet opposite the basement
- In-ceiling speakers and volume control are included. These are part of the wiring for a multi-room audio system.

Laundry

- Large
- Separate sink
- Plenty of storage

Basement

- Watch your step, especially the first step as you come down. Also watch your head.
- Original to the home built in 1856. During that time, the stairway would have been on the outside of the home.
- The ceiling is the original floor of the living room above.
- Note the thickness of the limestone walls
- The gun port windows were built for defense against Indians
- The cellar was used as a still during prohibition
- The cellar was converted to a media room in 2004.
- Air conditioning was added to the room at that time. This eliminates the condensation and mustiness characteristic of basements.

- The iron work as you enter the basement and the wine racks in the basement alcoves were built by Steven Karp of Fredericksburg. They are similar to those he did at the Lincoln Street Wine Bar in town. Note that the gate at the top can close for safety when smaller children come to visit.
- The projector, screen, and speakers are included with the home.

Master Bedroom

- Again, part of the 1856 rock home
- The floor in the bedroom is original to the home while the bathroom floor is a recovered antique floor
- Von and Rhonda remodeled the bathroom in 2005. Designed by David Ross and Brent Waldoch with construction by Derek Ross.
- The gas fireplace was added during this remodel. It turns on by a switch on either side.
- The vanity in the bathroom is a French antique with marble top and long leaf pine base
- Frameless shower
- Long leaf pine cabinets
- Claw foot tub painted by artist Keely Smith
- The air conditioner is a separate zone with its own thermostat.
- Elfa shelving optimizes storage space in the closets

Kitchen Office

- This was originally part of the porch.

Family Room (large addition)

- This wing was added in 2005. It was designed by architect John Klein and designers David Ross and Brent Waldoch. Construction by Derek Ross.
- The focal point is the huge limestone fireplace with a gas starter. There's an electrical plug in the mantle for your Christmas decorations.

- The Barn doors close to reduce noise or to shut off part of the air conditioning when this portion of the home is not in use. The wood from the doors came from an old peanut factory. Peanut oil saturates the wood still.
- The doors and windows throughout this addition and the kitchen office are by Lincoln Windows and are high-end materials. They provide a rich wood finish on the interior but are metal clad on the exterior for longevity.
- Bathroom was hand painted by Keely Smith of Fredericksburg.
- Bathroom opens to the pool area to minimize wet traffic through the home.
- Stained concrete throughout the downstairs
- The entertainment center TV is included and exactly fits the opening.
- The surround speakers are included

Downstairs bedroom

- The secret room study is hidden by a rolling bookcase door which was built by Dressen's Cabinets of Fredericksburg
- Very large closets

Upstairs Bedrooms

- These rooms have lofts which connect for fun.
- Very large closets
- Each room has a casement window for fire safety
- Back downstairs to the exercise room

Exercise Room

- Excellent view of the pool during your workout
- Wired for multi-room audio-video out of view of the main rooms. This connects to the kitchen, dining room, family room, exercise room, and pool.

Storage Room

- Plenty of elfa shelving optimizes the storage space
- Separate water softener & water heater for the addition

Back Patio & Pool

- The pool was built by Gary Pools of San Antonio. They are a top-end pool builder who built the Lazy River at the Hyatt Hill Country Resort and Westin La Cantera pools in San Antonio.
 - Saltwater system automatically manages chlorine
 - Heater for hot tub and pool
 - Waterfall
 - Fountain
- Extensive stone decking
- Outdoor kitchen with a large gas grill. The grill is hooked into the propane system for the home to eliminate portable tank hookups. Hookups are also provided for portable cookers (behind the trash can).
- All of the eaves of the main home are wired for Christmas lights, with dedicated switches. Custom-cut lights are included with the home.

Pool Storage (Off the back patio)

- Ample storage for towels, etc.
- Lots of storage for floats, outdoor items like cookers, coolers, etc.
- Plenty of room for a refrigerator.
- Non-slip floor
- This room is air conditioned/heated to provide for pets who may call it home.

Ultimate Tree House

- Tree house was designed and built by Derek Ross of Fredericksburg
- Huge tree house has electric and water.

- Lights are hooked into the outdoor kitchen switches.
- Includes a modified premium Rainbow Play Systems swing set.
- Plenty sturdy for adults – feel free to go up.

Guest House East Bedroom

- Self-contained bedroom and bathroom unit.

Guest Room Center Bedroom

Game Room

- Mini-kitchen features a Sub-Zero mini-refrigerator, sink, disposal, and room for a microwave.
- The electronics in the entertainment center are available for sale to the buyer

Garage & Carport

- 3-car carport
- 1-car garage with garage door opener
- Lights in carport and driveway turn on from garage door opener
- Very large attic with access from a built-in staircase (not a wobbly attic stair).
- The white shelves are included.

Barn

- 2 quarters of the barn are enclosed and lockable
- The John Deere Gator and Commercial Mower are available for sale
- The firewood will stay.

Outside

- Excepting the home and lawn the property is ag exempt

- A huge garden is deer fenced and features several varieties of table grapes, established asparagus and lavender beds, flowers for cuttings, and a thornless blackberry. A separate automated sprinkler system makes maintenance easy and includes a siphon to deliver fertilizer through the drip system.
- The large field near the barn provides an excellent spot for recreation. The sellers' boys use it as a baseball field.
- The home is surrounded by an extensive orchard
 - Many large mature pecans including Tejas, Cheyenne, Success, Desirable, Stuart, and Burkett
 - Several excellent mature pear trees
 - Peaches (Loring, Harvester, Earligrande)
 - Plums, Figs, Apricots, Apples, Nectarine, Persimmon
- Large mesquites, post oaks, and old oaks surround the lawn and cover the property.
- 2 pastures
- Improved grasses
- If the buyer is willing, 2 outdoor cats will remain with the property. They keep the property clear of mice & scorpions, etc.

Tank House / Workshop

- The 3-legged Aeromotor windmill near the front yard by the well house is from the Fredericksburg area. Though the 3-legged design is stronger, buyers in the Western part of Texas were unconvinced and almost exclusively bought 4-legged models.
- Excellent well in the 50-60 GPM range. Great tasting water.
- Air conditioned
- Wired with 220 for a welder, etc.
- Wired for the hot water heater, though it is not currently hooked up. This hot water heater is included with the property.
- The well pump is wired through the 220 plug on the wall so that it can be easily switched over to Generator power.
- The white shelving is included.

River

- Large concrete platform provides drainage and an area for fishing and entertaining
- Deep water suitable for fishing, canoeing, and kayaking
- Bridge access makes boat, canoe, or kayak dropoff easy.