

1211 CR 156  
Granger, Tx 76530

Home Features:

1. Gate Entry Area: Sprinkling system, separate power supply with breaker for all electric needs by TXU, custom gate, custom rock and brick entry, power gate opener with electronic sensor and magnetic exit sensor, power outlets for Christmas decorating, etc. Key pad and intercom phone system in place. Not activated.
2. Underground utilities from front gate including Jonah water and Verizon phone. Underground power to guest house and barn and home.
3. Paved entry with multiple sites of 2 inch pvc to run additional electric or irrigation. 800 linear feet of chip and seal paving
4. Fencing- New upper pasture fencing with multiple gate entries allowing for separation of stock, rotating pastures, etc.
5. Barn: Six inch exterior wall insulation. 15X30 additional room above living quarters with beautiful view. Storage or finish out for added office, game room, etc. One inch decking. Interior roof and walls of barn/living quarters sprayed with specialized radiant heat barrier. Fiberglass reinforced concrete flooring. 18X8 and 10X10 garage entry with power opener to large door. 500 gallon propane. 10X40 foot covered porch with rustic cedar exterior finish.
6. Irrigation system: Water to yard area surrounding barn, living quarters, driveway, home, flower beds, and two inch line to pond. Additional water faucets around premises tied in directly to well with separate station times. Water and electric run to pad site for future horse or work barn.
7. Water supply – Jonah water to home and barn. 585 foot deep well with FIVE horsepower motor supplying all irrigation systems, pond, and if needed both homes. Two inch line from CR156 to both homes.
8. Ranch home – Extra insulation package including additional attic insulation and blown wall insulation. Attic is amazing with oversized pull down stairs, huge storage area above garage. Pressure pump assures owners of constant desired water pressure. Super efficient and effective water softener and reverse osmosis in kitchen tied into refrigerator and sink. Television flat panels in master bath, game/workout room, and utility room. Additional outlets in garage and kitchen.
9. Sound system- central control room for stereo sound throughout home and patio including direct link to satellite feed.
10. Video – incredible. Theatre room includes high definition Sony projection system, 120 screen, and a sound system you'll just have to hear. Luxurious stadium seating. Easy reach light dimmer system. Video throughout home.
11. Custom mesquite mantel and oversized firebox. Propane.
12. Patio – gorgeous, huge, and enclosed. Custom barbeque area includes water and propane hook-ups.
13. Utility room – oversized with separate outlets for ironing and refrigerator-freezer. Beautiful outdoor view and of course a flat screen.
14. Central vac system.

15. Kitchen- more of an entertainment complex. Five burner stove with rear power up-down vent system. Under counter sink.
16. Office – large closet for hiding-filing books, records, filing cabinet, etc.
17. Recirculating hot water heaters with additional 12 hour timer for energy efficiency.
18. Three or four bedroom. Enjoy incredible master closet suite or convert one master closet to fourth bedroom. Doorways are framed to bathroom and hallway ready for your expansion if desired.
19. Electric -- outlets, lighting, and switches everywhere. No corners cut here. Power under eaves (?) along front of home for Christmas lights.
20. Ceiling fans in almost all rooms.
21. Huge closets with custom designed shelving and storage.
22. Landscaping --
23. Children's play cottage in the woods
24. 500 gallon propane tank for home.
25. All interior walls are insulated.]
26. Garage insulated in ceilings, all walls, and insulated garage doors.
27. Garage floor -- decorative non-skid flooring.
28. Porcelain tubs.
29. Oversized driveway.
30. Full gutters in ranch house.
31. Security system with smoke and motion sensors.
32. 36 inch door to toilet in main bedroom bathroom area for handicap accessibility.
33. Bricked front porch entry.
34. Other?