

**1209 E. SANDSTONE, LLANO, TX 78643**

**INFORMATION SHEET**

- 3/2 BRICK HOME, APPROX. 1858 SF, BUILT IN 2006
- 2013 APPROX. 336 SF METAL BUILDING WITH ELECTRICITY AND WINDOW AC UNIT
- SPLIT BEDROOM PLAN AND WALK-THRU UTILITY ROOM TO EXTERIOR DOOR
- OPEN KITCHEN/DINING AREA WITH LARGE ISLAND THAT SITS AT LEAST 4 COMFORTABLY
- GAS HEAT, GAS HOT WATER HEATER AND GAS COOK TOP ON RANGE
- REPLACED MICROWAVE EXHAUST FILTER STRIP AND CHARCOAL FILTER 4/17/17
- REPLACED THERMOCOUPLE ON WATER HEATER IN MARCH, 2017
- INSTALLED WINDOW TREATMENTS IN LIVING AND DINING AREAS 7/17/15 (TRANSLUCENT PULL DOWN SHADES LETTING LIGHT THROUGH BUT GUARDS AGAINST THE HEAT AND COLD)
- REPLACED CARPET IN GUEST BEDROOM AND MASTER BEDROOM WITH ALEXANDER OAK LAMINATE FLOORING 5/4/13
- REPLACED MASTER BATH SHOWER WITH A WHIRLPOOL TUB/SHOWER COMBO WITH HANDICAPPED SIDE BARS IN 7/13
- REPAINTED INTERIOR OF HOUSE AND REBUILT STEPS ON BACK PORCH IN 7/17
- POWER WASHED EXTERIOR OF HOUSE IN 7/17
- TRIMMED TREES AND LANDSCAPING IN 8/17
- NUMEROUS PECAN TREES, CREPE MYRTLES, ESPARANSAS AND A FRUIT BEARING POMEGRANATE TREE
- LARGE VEGETABLE GARDEN IN BACK YARD
- LARGE CORNER TREED LOT WITH DIRECT ACCESS TO LLANO RIVER
- PROPERTY LIES IN THE 100 YR. FLOOD PLAIN AND WAITING ON ELEVATION CERTIFICATE

**8/14/17**