

# 4370 Leslie Road Fayetteville Texas

## ( Owners Description )

Welcome. This beautiful house and property has all of the charm for you and your family to relax and enjoy time in the country. Located in the gentle rolling hills of South Central Texas just outside of Fayetteville and next to Lake Fayette, you will find the relaxing and quiet atmosphere to enjoy every day living, or just to get away from the big city.

Low maintenance and super energy efficiency is a real plus for this property. This home was constructed by Franklin Custom Homes, and is a Green build model, which features Energy Star appliances, engineered rebar slab, exterior 2" x 6" studs on 16" centers on both levels, engineered headers above all doors to eliminate cracking, Hardie plank siding with a 50 year warranty, second floor engineered silent floor with ¾" OSB tongue and groove, BIB Wall (R-23) system on exterior walls, ceiling are R-38, radiant thermal shield structural solar board decking with R-12 rating ( making the ceiling have a R-50 rating), TYVEL wrapped home wrap, fiberglass exterior doors with glass, 200 amp electrical panel, GFI receptacles and GFI breakers are used in many areas, 20 amp dedicated circuit in the laundry room for a freezer, smoke detectors with battery backups, 14 SEER Carrier Heat pump 4 ton air conditioner with R-8 flexible ducts, A/C is zoned. The roof uses 30 year rated Elk Prestique, raised profile, Class "A" rated nailed shingles. The plumbing uses Viega (PEX) tubing, with a 52 gallon electric water heater is installed above the back porch. Owner has installed a three stage Reverse Osmosis Unit under the Kitchen sink. Windows are Silver Line white vinyl insulated double pane, tilt in sash for easy cleaning, - E2 glass. Argon Gas. All sheetrock has Southwest corners, Monterey texture on all walls and ceilings, downstairs ceiling is 9' tall, wood window sills, 3" base trim, ceramic tile in the Kitchen, bathrooms, and Laundry room, carpet in the three bedrooms and stairs. All bedrooms have mirror doors on closet, pocket doors are used throughout the house. The kitchen and bath rooms have custom wood Ash cabinets, granite countertops in the kitchen, built in oven / microwave. This house was finished in 2012. The exterior flower beds and yard are designed for low maintenance and low water needs.

The winding front road leading to the house from the street is elevated approx. 2' above grade using clay and rock from the pond excavation. This assures that no flooding or washout of the road will happen.

Bring your home office or hobbies with you and enjoy a stand-alone metal building (14' x 26") with two rooms and ½ bathroom. This office is well insulated and has two window units. The office is currently wired for two phones lines and high speed internet. This building would also make a great hobby workshop. This building was added in 2014.

A second metal building (45' x 45' x 11" sides) has been designed for many uses. Features include 4' and 7' tall interior cinder block walls ( four feet of which are filled with concrete ), seven 3' x 4' openings for air flow, two 12' x 12' roll up doors, a 15' x 45' center aisle, a 14' x 14' wash area, a wash sink with hot and cold water, floor drain, and an outside faucet. Also included is a 14' x 14' area for any use. Overhead lights throughout. Interior cinder block walls can be removed if more open space is needed for projects or storage.

The catfish fish pond has been professionally designed and constructed by Wyco Construction. This pond has been built with steep sides to prevent perimeter plant growth, 11' depth for 75% coverage, and 5' deep for the other 25%. The catfish population is controlled by harvesting 40-50 fish per year. Average weight for harvested fish is 1 1/2-3 lbs. This pond is only stocked using catfish, sun perch, and threadfin minnows ( used for feed). There is no chance of water or pesticides/fertilizers from the dry creek running through the other properties.

The 7.75 acres has been well thought out for your privacy, and the environment. Tree clearing has been kept to an absolute minimum. A walking trail winds throughout the property. You can mow as much or as little as you desire. There are no restrictions on mowing. The land around the house has been planted with a drought resistant St. Augustine. You will have complete privacy in your front yard, backyard, or around any of the outbuildings. All other grasses on the property are Bermuda or Native. There are plenty of Deer, bobcats, foxes, rabbits, birds and squirrels to enjoy. Hunting with your bow is permitted, and an area has been under a Deer feeder for 5 years. This land has very little runoff from surrounding properties. This property is not subject to any flooding from heavy rain, or heavy runoff from the dry creek. There is a looped driveway coming off of the street with two 16' metal gates. The main driveway has been carefully designed to give a great view of the house on entry, yet give complete privacy.

A 14' x 24' metal building has been added for dry storage, and for hobbies. Metal storage / work cabinets and countertops and wood shelving will be left for your use. This building is well insulated, has plenty of receptacles, overhead light, and a ceiling fan, and is climate controlled using a window A/C.

An 8' x 6' building is used for the pressure tank and filter systems. The well depth is approx. 350'. A 2HP motor is used to deliver the water. Two 1 1/4" PVC water lines leave the building. #1 is for the house, #2 is for irrigation and is located at the corner of the house, and is also ran to the barn, office, and RV location. A Filox water filter will be left.

An area has been made near the house for your RV connections. This area has water, 30 amp electricity, and sewage connections. A second location is also available for RV hook up near the pump house. This area has water and a 30 amp outlet.

There is a 31' x 18' x 12' tall RV cover located between the house and the North entrance. This cover was added in the summer of 2016.