

FEATURE SHEET

102 Joshua Road, Weatherford, Texas

Remodeled and professionally decorated four years ago

The outdoor living space consists of a beautiful cedar pavilion with copper roof and a tree-covered deck with support & electricity for a hot tub or a wave pool.

1,000 sq. ft. connected building with a 2-car garage and almost 400 sq. ft. extra which could be a bedroom or office with a half bath & closet. There is also a hobby room that is approximately 160 sq. ft. which is also the 3rd car garage. The bedroom and hobby room are under central air and heat, and they are Zone 4 of the main system.

There is a breezeway connecting the house to the garage & 4th bedroom/office.

The breakfast nook has a custom red oak ceiling made from salvaged downed trees after hurricane Katrina.

Beautiful porcelain terra cotta tile is installed in the kitchen, bathrooms, living area, and laundry.

The kitchen has high counters for comfort, and the multicolor Brazilian granite is the highest grade.

Custom cabinets in the kitchen are solid oak with a dark cherry stain. The island is a custom-made butcher block from red oak and mesquite wood.

The stove has dual fuel with propane and electric convection with two (2) ovens. There is a microwave/convection oven above the stove. These give you 3 separate ovens.

The stainless steel dishwasher is very quiet, and the stainless steel refrigerator is also included.

Custom light fixtures add to the beauty of this home.

The breakfast nook and kitchen open to a more formal dining area that comfortably seats 8 people. The crystal chandelier adds to the beauty of this room.

A huge formal living room is a step-down from the dining room, and it has a wood-burning fireplace and large windows that bring the outdoors inside.

The flooring in the formal dining room and master bedroom is custom cut mesquite wood.

The large master bedroom has adjoining en suite bath. The bath has two areas with custom cabinets and "his & hers" sinks. There are built-in locking jewelry closets to keep your precious things safe. Built-in medicine cabinets in the wall with electricity/outlet are very convenient, and there is a solar tube for additional light during the day.

Iridescent glass tile adds a sparkle to the tub/shower area. There is a custom designed Texas star as well as a hand-laid glass window over the tub which has multiple jets for relaxation.

There is a separate toilet area for privacy.

Three large walk-in closets in the master bedroom/bath offer you plenty of space for clothes, shoes, etc.

The master bedroom is Zone 1 for air conditioning and heating. The living room, dining room, kitchen, and breakfast nook are all Zone 2.

Entrance to the other two bedrooms is either from the living room or the kitchen. Each bedroom has a spacious walk-in closet.

In the hallway there is a huge pantry and a large laundry room with built-in cabinets.

Bathroom #2 has custom oak cabinets and gorgeous granite as well as a beautiful light fixture and a solar tube for natural light during the daytime. It has a tub/shower combination as well as a cast iron tub.

The back bedrooms, laundry and pantry are under Zone 3 of the main system.

The yard is fenced for play area, relaxation, and another spot for dogs. The large oak trees and crepe myrtles shade the house comfortably.

There is a 1000 sq. ft. barn with a concrete floor, 220 wiring as well as 110 wiring, and water available.

The pole barn areas are for equipment, boats, storage or extra parking. There are seven spaces in three different areas.

The chicken pen has a concrete floor.

There is a 3-stall barn with large tack room and feed room.

There are also pipe fences and a head catch to work cattle.

There is a seasonal pond behind the barn

The large garden area has plenty of topsoil for planting as well a 2 acre fenced area of Parker County peach trees that are currently loaded with peaches.

There are beautiful views from the top of the ridge, and you can see approximately 30 miles...all the way to Lake Granbury!!

There is a \$3,500 ADT alarm system for the house, attached building, and the barn. It is dependable and very loud.

The property has a brand new well pump with delicious water filtered through a top-of-the-line water purification system (replaced 5 months ago with a brand new \$7000 system). It also has a dual fuel heating system, heat pump down to 28 degrees or your choice before propane kicks in.

The air-conditioning/heating system has 4 zones. There are two tankless propane water heaters...one for each side of the house.

With the new water heaters and Amana central system, the electricity bill fell from \$500+ per month to \$120 per month! The lowest bill was \$85, and the highest has been \$165. There is no water bill because this property is on a well which has a brand new energy efficient electric pump.

The barn is on a separate meter, minimal charges, and the street light is on a different bill and is a minimal charge.

The home and one (1) acre have a homestead exemption, and the additional acreage is Ag Exempt!

This property offers the best of what exemplifies Parker County!