

HOUSE INFORMATION

Built by Greg Ryan – completed in early 2000.

Exterior is “River Rock” White Brick trimmed with Hardy Board.

Has 577 square feet of covered porches, back and front.

The house consists of 2048 square feet of heated / air conditioned area.

A 24 X 24 detached garage a few feet from the back door.

Inside the house:

3 Bedroom, 2 ~~carpeted~~ ^{laminated}. One tiled, (presently used as an office with double glass doors going to the back yard.)

2 Baths with molded marble tubs, counter tops, and shower in Master Bath.

The Master Shower is oversized with 2 showerheads and a seat. “Gold”

Fixtures. Plumbing fixtures by Delta – top of the line.

Large His and Hers Walk in Closet with center built in for shoes & misc.

Open concept of Living Room, Dining Room and Kitchen Area. All Tiled floors in this area.

Large “River Rock” fireplace with Custom Hand-rubbed Mesquite Mantle.

Vaulted Ceiling in Living Room.

Double Glass Doors leading to back porch

Built-in

Back Cases

11’ Built-in Lighted, Mirrored, Glass Shelved China Cabinet in Dining Room.

Custom Oak Cabinets in Kitchen, Living room, and bath rooms

Whirlpool Dishwasher, Microwave, Kitchenaid Glass top Range/Oven

Wilson Art molded countertops and sinks.

Large Kitchen Island with small sink.

Large separate room Pantry with shelving and Deep Freeze space next to the kitchen. ²Disappearing stairway. Matching Tile Flooring. Water Heater housed in nook with recessed area leading to drain underneath to catch any possible spills or leaks.

Large Laundry Room with Matching Tile Flooring. Recessed area to house the Washer and Dryer with drain underneath.

* Designed to receive Laundry from Master Bath with a pass-through between Laundry Room and Master Bath.

Slate folding area with sorting shelving and baskets underneath

Hanging area for clothes coming from dryer

Built-in Lighted Sewing Area to accommodate machine and notions with Cabinetry overhead.

5 Hunter or Hamilton Bay Ceiling Fans throughout the house and porch.

* 2 - attic access ladder

Central Electrolux Vacuum System with a hook up in the garage

Exterior Doors ^{most} ~~all~~ Keyed Alike. There are Dead Bolts on every outside door. Decorative Front Door.

All Windows Insulated with half screens.

* "Sound Bite" (Sound proofing) installed between Bedrooms and Living Area.

Generous amount of Electrical Outlets outside and inside.

Outside Flood Lights on house, garage, and barn. House security Flood Lights can be activated from Master Bed Room.

OUTSIDE THE HOUSE

Elite Security Entrance Gate over cattle guard. Electric Gate operates with car-installed remotes, a keypad for visitors with a calling feature plus a numeral keypad.

3 Plank Polymer Fence around Yard, with Cattle Guard between yard and pasture

Septic System

Water Storage Tank plus a Water Well

Yard Sprinkler System

10-Yard Shade Trees and:

Guest RV Hook-ups with Water and Electricity. Dump Station.

4 Water Troughs

3 Stock Tanks,

5 Fenced Pastures. Three cleared and planted with improved grasses.

Property spotted with Oak Trees. and also Mesquite Trees. ^{2 all native} Most of property is cleared and planted in improved grasses for grazing, but some is natural

OUT BUILDINGS

30' X 80' Metal Barn

^{unused}
Inside Barn Efficiency Apartment: Air Conditioned, Refrigerator, Stove, Kitchen Cabinetry, Bath room includes Clothes Hanging

Barn
Space, Hot water Shower, Sink, Porta Potty Platform. There is a
Sleeping Loft over Bath Room Area.

Storage Room

Tack Storage Areas.

Work Shop Area

Concrete Floors

6 Horse Stalls off Back of Barn with separate Tack and Feed Room and two
Horse Turn out areas.

* Horse Wash Pad with pipe railing.

John Lyon Panel Horse exercise (Round Pen) Area. (Options) "Negotiable"

10' X 16' Mini Storage Building.

Tractor Shed 20x20

*The hot
water
had been
disconnected
all water to bathroom
& kitchen still has
cold running
water*

Seller
Provided Information
12/28/2018