

# **194 TANGLEWOOD DRIVE**

## **FEATURES OF OUR PROPERTY**

### **HOME:**

- 4,671 sq ft (heated and cooled space), built in 2000, fully remodeled in 2016
- 6 Bedrooms (or 5 bedrooms and 1 office w/closet) PLUS a large game/media room upstairs
- 4 full baths + 1 half bath
- 2 car attached garage
- Brand new circular asphalt driveway nearly ¼ mile in length
- 2 entrances to home/barn area - stone pillars and fencing

### **UTILITIES:**

- ELECTRIC: air conditioning is electric: \$575/month average electric bill which covers house, barn, and all pool equipment

- PROPANE: 1,000-gallon buried tank; powers furnace, water heater, stove, oven, and heaters for pool. Current propane delivery is quarterly, averaging \$300 per delivery.

- GENERATOR: Generac Home 22 KW Generator & Installed Circuit Switch, powered by propane, turns on instantly when electricity goes off - can run entire house and pool equipment. Equipped for WIFI.

- FIBER INTERNET: AT&T Dedicated Business Fiber Lines - not shared with anyone in the neighborhood - 1 for the house, 1 separate system for the barn – ethernet ports in each room—wireless access points (Wifi-6 compatible) installed throughout house and 3 points outside for improved wireless connections (these access points overcome any instability from the metal roof)

- WATER HEATER: Tankless water heater, providing unlimited hot water in home

- HVAC: 3 new Bryant Evolution Series units (2018) featuring dehumidifiers, air sanitizers, built in surge protectors, and app WIFI controlled. Maintenance twice every year by certified Bryant technicians.

- SECURITY: ADT Security System, with 4 internal and 8 outside HD 1080p security cameras, surveillance and monitoring: \$100/month

- WATER: well water for irrigation, city water for house and barn, 6 outside water spigots with PEX pipe, \$130/month for city water

- WELL HOUSE: houses the well pump, irrigation controls, and city water connections, along with water softener - perfect place for pool storage

- IRRIGATION: brand new Hunter Hydrowise HCC Wifi Irrigation System with 19 zones around home, pool, and home landscaping using Well Water (no expense). System installed Summer 2021. Can be expanded to 54 zones. Brochures available.

- SEPTIC: Aerobic septic system for House and Barn

### **POOL & PATIO AREA:**

- Large, 25' x 50' (approximately 73,000 gallons) - built in 2018
- 50' seating ledge alongside pool
- 9' deep end with diving board
- Pool and hot tub have separate propane heaters
- Water fountain features (4 fountains and 2 bubblers)
- Self-cleaning system built into the floor (removes need for floating filtering system)
- Large, 7' x 15' hot tub with seating ledges on 3 sides
- Hot tub has swim jets creating a stationary lap pool
- Outside Fire Pit: 4' x 7' elevated propane fire pit area next to the pool
- Large, covered porch with 4 decorative ceiling fans for outside entertainment
- Decorative stained and stamped concrete pool decking
- Deck outside lighting (built into concrete steps)
- Serviced weekly year-round by pool service company
- Katchakid (TM) Pool Safety Net
- Wifi Access Points + Outside Security Cameras available to entire pool area

### **BARN:**

- Built in 2000 with the house - complimentary style to house w/Texas Hill Country white stone, wood and metal roof
- 3202 sq ft: 50' x 60' concrete foundation
- Fully enclosed with 3 separate rooms (2 for storage and 1 livable) and two large open areas
- 1 bedroom efficiency apartment (kitchenette & bathroom w/shower, toilet, 2 sinks) with HVAC
- Washer/Dryer connections
- Connected to city water inside and outside (4 outside water spigots with hoses)
- 2 storage rooms which have power but no HVAC
- Multiple barn doors and horse stalls in the back and outside
- Barn doors inside the barn are divided barn doors from top to bottom allowing for feeding animals from inside
- Toolwork area (not enclosed)
- Fully wired with dedicated AT&T Fiber Internet providing symmetrical upload and download (separate from the house)
- Barn has its own address
- Barn has approval to function as living quarters so it can be converted into another Residence, if desired