

## **292 Silver Wings Dr Medina, TX**

### **Property Improvements**

- Paved road
- All steel pipe fences were stripped, Osphoed, and repainted with new wire and hardware when appropriate.
- New fences were constructed. Existing fence repaired.
- Crews spent weeks cutting scraping and burning the pastures.
- 400 amp service was installed.
- All wiring and panels were replaced including adding critical loads panels in all four buildings. Critical loads panels are prewired for off-grid electrical systems.
- There are many 50 amp plugs installed around the property. In the shop is a full RV hook up. There are RV hook ups outside the garage.
- On top of the existing HCTC copper and fiber to the main house BEC fiber was added. The four buildings are connected by separate conduit for cat 6 cabling and all four buildings have internet.
- There are two wells on the 22+/- acre property. The first is the original marginal well attached to the main house that may date to the forties. There is a second well in the pasture.
- There is a 21k gallon rainwater catchment system. The controls for the water are in the well house on the back of the main house. The three sources can feed the main house, the out buildings, and the sprinkler system.
- A new sprinkler system was installed at the main house.
- There is an existing septic system located between the main house and the guest house.
- A new commercial septic system was added for the shop.
- The main house needed to be leveled and drainage redone.
- The main house, the guest house, the shop and the garage have new plumbing, electrical, HVAC, doors, windows, and bathrooms.

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- The main door for the guest house was retained.
- Where there was no foam insulation it was installed with the exception of the guest house which was re-insulated where appropriate.
- Great detail was used to prevent infiltration.
- In the main house the flooring was covered, except for the master and second bedrooms to level the flooring.
- Where possible the original rock walls were retained.
- New gutters were installed to facilitate the rainwater collection system.