

## **MOONLIGHT MOMMA**

### Dimensions:

- 40' L x 10' W x 13'6"H (length includes 7' gooseneck platform)

### MAIN STRUCTURE:

- Charred (Shou Sugi Ban) cedar siding / Red Western Cedar siding (triple coated with Spar Urethane), Custom Metal Siding
- Mechanical Seam Metal Roof
- Spray Foam Insulation
- Typar® Rainscreen and Housewrap
- Pella® Awning Windows – Tempered, Insulated Glass Awning windows
- Pella® 8'x9' Glass Sliding Trellis Door – Tempered, Insulated Giant
- Hörmann® Garage Door Tempered, Insulated Glass Garage Door (8'x8')
- Pine Shiplap Interior siding
- Custom, Dimmable LED light package:
  - Recessed LED Can Light
  - LED hidden valance strips
  - Edison Bulb Sconces
- 33' Custom Gooseneck Trailer, triple axel
- Ebony Stained Solid Walnut Hardwood Floor (hand hewn)
- Custom Dining Table, 2 Benches, 4 stools, 2 coffee tables, Storage System (seats between 2-12 adults)
- Tankless Hot Water Heater
- Two Mini Split HVAC unit

### KITCHEN:

- 33" Porcelain farmhouse apron sink
- 11 cu ft. Whirlpool® Stainless Steel Fridge
- Oven / 4 Element Propane Cooktop
- 30" Whirlpool® Stainless Steel Wall Hood – GXW7330DXS
- Fisher Paykel® Hidden Dishwasher drawer – DD24SI7
- Custom Solid Poplar Floating Shelves with LED Valance Lights
- Custom Gold Backsplash
- Walnut Countertops
- Custom Cabinetry
- Washer/ Dryer

#### MASTER BEDROOM:

- Sliding Pocket Door
- Shiplap siding
- Custom Ceiling – solid poplar drop panel with dimmable LED Valance lighting
- Large Skylight
- King sized bed on hydraulic lift – full floor storage beneath
- Pendants milk glass pendant lights

#### OFFICE:

- Bifold Walnut standing desk
- Windows
- Custom Oak Ladder

#### LOFT BEDROOM:

- Designer wall sconces
- Dimmable recessed ceiling cans

#### BATH:

- Custom pocket door for bathroom
- Standard Flush Toilet
- Shower:
  - Custom Tile
  - Kerdi-schleuter backing system
  - Glass full view shower door with hardware
- Restoration Hardware Mirrors and Wall Sconces
- Home Depot Vanity

#### WALK-IN CLOSET:

- Custom shelving
- Full size hanging rack

#### UPGRADES:

- Custom Gold Ceiling Light in Kitchen
- Gold backsplash

## **CIGAR BAR**

### **DIMENSIONS:**

24'1 x 10' w x 13'6" height

### **MAIN STRUCTURE:**

Charred (Shou Sugi Ban) Cedar, 2"x 8" Western Red Cedar Cantilevered Pergola

EPDM Roof

Closed-Cell Spray Foam Insulation

Typar® Rainscreen and Housewrap

Pella® Architectural Glass Door, Awning, and Entry Windows – Tempered, Insulated Glass

Maple Board-and-Batten Interior siding and ceiling throughout

Custom Stain and Paint package

Custom, Dimmable LED light package:

Half Mirror Edison wall sconces

Retractable, wall-mounted desk lamps

Recessed LED can lights

Interior and Exterior Valance LED strip lighting package (dimmers; LED lighting: valance, strips, wall lamps and Edison bulbs.)

Custom Trailer

Walnut Hardwood Floor

Tankless Hot Water Heater

Mini-Split HVAC unit

### **GREAT ROOM / STUDIO:**

Solid Maple Drop-Down writing desk

Floating Cedar library shelves with movable ladder

Pella® Large Sliding window – Tempered, Insulated Glass

Custom Cabinetry

Closet with shelves and hanging rack

### **KITCHEN:**

Black Stainless Steel Faucets

Black Farm Sink

Butcher Block countertop

Floating shelves with LED Lighting

Custom Cabinetry

2 burner electric cooktop, portable

**BEDROOM/LOFT:**

Custom Oak Library ladder

Maple Board-and-Batton siding

Recessed LED can lights and retractable reading light

Space for King sized bed

**BATH:**

Custom LED lighting, dimmable

Black Standard Toilet

Black Tile Shower / Glass Door

Wall Mount Vanity sink

Wall Mount shelf

LED Round Mirror with changeable LED Lighting

## LAND DETAILS

- \* 20.01 acres of lush land cleared of cedar over 50 years ago
- \* Many hardwoods such as Live Oaks, Cedar Elms, Spanish Oaks and Mulberry Trees
- \* Understory shrubs include Agerita, Texas Persimmon, Flame Leaf Sumac, Native Grapevine, and a multitude of grasses
- \* Fully fenced except for the front entrance area
- \* Wildlife Exempt Property for low taxes
- \* Private Well - 227' Deep with 20-25 GPM
- \* Underground Electricity run to both homes
- \* Approximately 1 acre of Irrigated High Fenced Orchard with over 100 fruit trees
- \* Septic for the two tiny homes and an additional 3000 sq ft home
- \* Quiet, private and full of Native Texas Wildlife
- \* Headwaters of Wilson Creek