

2203 Freedom Trail, Ingram, TX 78025

- Property purchased in May 2018
 - At purchase the house had 4612 square feet per appraisal.
 - Size is now 6492 sq. ft. with the new addition (+1860 square feet) and the kitchen expansion (+20 square feet). The workshop/storage room which is cooled and heated and has a toilet and sink (+295 square feet) brings the total square footage to 6787 square feet. The greenhouse is 360 square feet and is cooled and heated but is not counted in the total square footage of the house.
 - The original house was built in 1997 – very high quality construction per everyone that has worked on the house
 - The property size is 124.44 acres
 - An agricultural exemption is in place
 - The house sits on top of one of the highest points in the area with full, unobstructed views to the north, west and east (the house is oriented exactly north/south)
 - At purchase the property had 4 outbuildings plus one rainwater storage tank
 - Large barn in the lower orchard area
 - Pump room with storage in the lower orchard area
 - Covered deck area near the house
 - Pump house near the house for the well water and the rainwater, with a 5000 gallon storage tank
 - One 30,000 rainwater storage tank hooked up to gutters around the house
- Renovation of the main house began in 2019, finishing in 2020. Here is what was done for the entire house, main house, the new addition to the house, the garage, and the exterior.
- **For the entire house:**
 - All new flooring throughout the house, except for upstairs where the old, reclaimed pine floors were maintained (they are 100+ years old)
 - Completely painted inside and outside the house
 - All new high efficiency toilets installed and new sink, tub, and shower fixtures throughout the house
 - Nearly all the windows in the house are new and are high efficiency argon filled glass
 - Some are hurricane windows
 - New lighting fixtures throughout the house
 - All new drapes and blinds throughout the house
 - New TVs and new speakers installed throughout the house (speakers use Sonos system). They will convey with sale
 - All new roof for the entire house – standing seam metal roof, installed in 2022 with all flashing and vent pipes replaced
 - All new gutters, downspouts and rain catchment tie ins

- Upgraded the electrical panels for the entire house to support 400 amps (main feed located by the greenhouse)
 - 700' Trinity Well with new well pump and all water well piping replaced
 - Expanded the water catchment system to 60,000 gallons (from 30,000 gallons). The tanks are interconnected and self-leveling. They also have a fire department hook up to access the water.
 - Added a second 1000 gallon propane tank to support the new addition and the pool heater. The house now has 2000 gallons capacity with two 1000 gallon tanks
 - High fenced all the way around the house and the surrounding land with a large, decorative remote control electric gate
- **For the Main house (the existing house at purchase in 2018)**
 - The entire main house, except for the rooms upstairs, were taken down to the studs with all flooring removed
 - New flooring throughout with in-floor electric floor heaters in most rooms on the ground floor
 - Utilities
 - A large hot water tank was removed to make room for the laundry room and pantry extension. Two high-capacity flow gas fired flow through water heaters were installed to give instant on hot water and to improve energy efficiency
 - Two A/C and heater units were left as is (they are both from 2015) and a new high efficiency A/C and heater split unit was installed for the upstairs and for the game room + bedroom 4
 - Upgraded electrical panels inside
 - Kitchen
 - Bumped out the exterior wall of the kitchen to increase the size of the kitchen, adding approximately 20 square feet to the main house
 - Complete kitchen renovation (taken down to the studs) with all new flooring, cabinets, island, appliances, lights, ceiling, plumbing, etc.
 - New island with sink
 - Large farm house main sink
 - Soft close cabinets plus appliance garage
 - All Wolf and Subzero high end appliances – refrigerator, large range, convection/steam oven, two dishwashers
 - Reconfigured space to create a butler's pantry and a larger walk-in pantry
 - New ceiling with beadboard
 - Master bedroom and bathroom
 - Bathrooms completely taken down to the studs with ceilings raised all the way to the rafters, with beadboard for the ceilings.
 - Converted the wood burning fireplace to a high-capacity gas fireplace
 - Brought the fireplace stone up to the new raised ceiling height
 - All new bathroom with new cabinets, granite countertops, faucets

- New clawfoot tub
 - New shower space, enlarged from the prior shower. Rainhead shower, wall shower, and shower wand
 - Larger and completely redone master closet
- Living room
 - Added large fully opening window doors facing north from the living room
 - Added the large loggia covering the back patio outside the fully opening windows
 - Custom built 10-foot mahogany front entry doors with custom iron work in the window panels installed
 - Large chandelier installed in the main entry
 - Converted the wood burning fireplace to a high-capacity gas fireplace
- Dining room
 - Refinished this area, opening the ceiling up, adding beadboard, and adding a faux painting on the ceiling
 - Large Granite slab mounted on wall
- Wine room
 - Completely redid this space, adding wine storage and cabinets
 - A large Sub-Zero wine refrigerator was added along with cabinets and a granite countertop.
 - Bench seating added
 - New beadboard ceiling
- Gameroom
 - Wet bar with Sub-Zero mini fridge and freezer
- Upstairs bedrooms and bathroom
 - French doors lead out to a new balcony overlooking the pool outside the rear facing bedroom
- Laundry room
 - The space was redone and enlarged with new granite countertops and sink
- Powder bathroom
 - Faux paint finish
 - Antique dresser converted to hold the new sink and with storage
- Courtyard
 - Tiled and enclosed courtyard connected to the atrium through French doors
 - Antique door leading to side of the house and the greenhouse
- Back patio
 - New, large, covered loggia outside the living room
 - All new flagstone patios
 - Decorative tile outside the kitchen
 - Outdoor kitchen with Wolf grill and Sub-Zero mini fridge
 - Custom built wood fired pizza oven
 - New sink next to grill and pizza over with granite counter tops

- TV and outdoor speakers (controlled via Sonos)
- **For the New addition to the house (completed in 2020)**
 - **The new part of the house added 1860 square feet to the house**
 - Utilities
 - Two new high efficiency AC/Heater units
 - High efficiency flow through hot water heaters
 - 4 climate controlled zones
 - Bedrooms and bathrooms
 - Three ensuite bedrooms/bathrooms added, bringing the total bedrooms for the house to 7 and the total bathrooms to 7 full baths and two half baths
 - Gallery
 - Lots of large windows with high impact (hurricane strength), energy efficient glass
 - High ceilings with custom wood plan finish
 - Courtyard
 - Beautifully tiled and enclosed courtyard connected to bedrooms 4 and 5 through French doors
 - Antique door leads to the front yard
 - Laundry closet
 - New laundry room with stacked washer, dryer
 - Sink and cabinets with granite countertop
 - Exercise room and sauna
 - Large custom designed cedar dry sauna that can fit 12 people
 - Exercise room with great views towards the north
 - Pool bathroom
 - Shower and sink with access across from the door to the pool
 - Swimming pool and spa
 - Large 27,181 gallon pool
 - Large spa with seating for 12
 - Raised stone gas fire pit
 - TV and outdoor speakers (controlled via Sonos)
 - Extensive Sundeck pool deck - low maintenance, slip resistant, cool to the touch
 - Outdoor shower
 - Pool storage room for pool toys and equipment
 - Pool equipment includes both a gas fired and an electric heater for the pool and spa
 - West facing side porch
 - Outstanding views to the west
 - Outdoor speakers (controlled via Sonos)
 - Access to bedrooms 6 and 7 through French doors

- **Garage**
 - 6 car garage
 - New ceiling and sides for the entire garage using formed and colored sheet metal panels
 - Stone added to Back exterior wall of garage
 - New sink and granite countertops
 - All new LED lighting and lighting fixtures
 - High efficiency ceiling fans
 - Newly painted throughout
- **Greenhouse**
 - Large custom-built greenhouse, with AC and heater, water, sink and cabinets
 - Sky lights and lots of windows for ample lighting for optimized growing year round
 - A number of raised container beds with irrigation
 - Custom, hand painted floor done with floor paint and a protective epoxy seal
- **Exterior**
 - The property was already high fenced around the exterior, so the full 124.44 acres is behind high fence
 - High fence added around the house with electric gate
 - High fence added around the orchard and barn area, approximately 2 acres behind high fence
 - New irrigation well pump
 - In the lower high fence area:
 - Fully automatic irrigation installed with two zones
 - 14 pecan trees, fully irrigated
 - 21 fruit trees fully irrigated – apples, pears, peaches, plums, figs, persimmons, pomegranates, goji berries
 - In the area near the house:
 - Parking lot is permitted as a helipad
 - 22' deep pond stocked with bass, catfish, croppie
 - Kubota tractor and Can-Am Lone Star UTV convey
 - New tile walkway leading to the front door
 - Raised stone planter bed installed – fully irrigated
 - A wooden cedar fence was added for aesthetics and as a trellis for the blackberries
 - Wine grapes and table grapes that are fully irrigated and on trellises
 - Olive trees, blueberries, blackberries, and other plants that are fully irrigated
 - Large container garden area on the side of the garage with rust proof metal containers on a gravel bed with heavy weed block, fully irrigated.
 - Raised container beds on the back patio, irrigated
 - Stone flower bed border in the front of the house, other beds also added