



225 Boardwalk

14 Ac. Kerr County

This absolutely charming property has so much to offer! The amazing barndominium is situated on 14 of the most well-manicured acres in the area.

The barndo has 2,000+/- square feet of living space, and 40'x30' of barn/garage. The living area is 3 bedroom 2 bathroom, with an open floor plan and tall ceilings. It boasts of tile floors throughout for ease of maintenance, large bedrooms with walk-in closets, bright beautiful country kitchen with large island and granite counters & large pantry, and a large master suite. The open living area, along with large rock fireplace, provide a great place to entertain. The covered front and back porches are ideally set up to take in the morning sun rise or evening sunset, which ever your preference.

The garage side of the barndo has two roll up doors, and pegboard walls. There is a carport for additional parking.

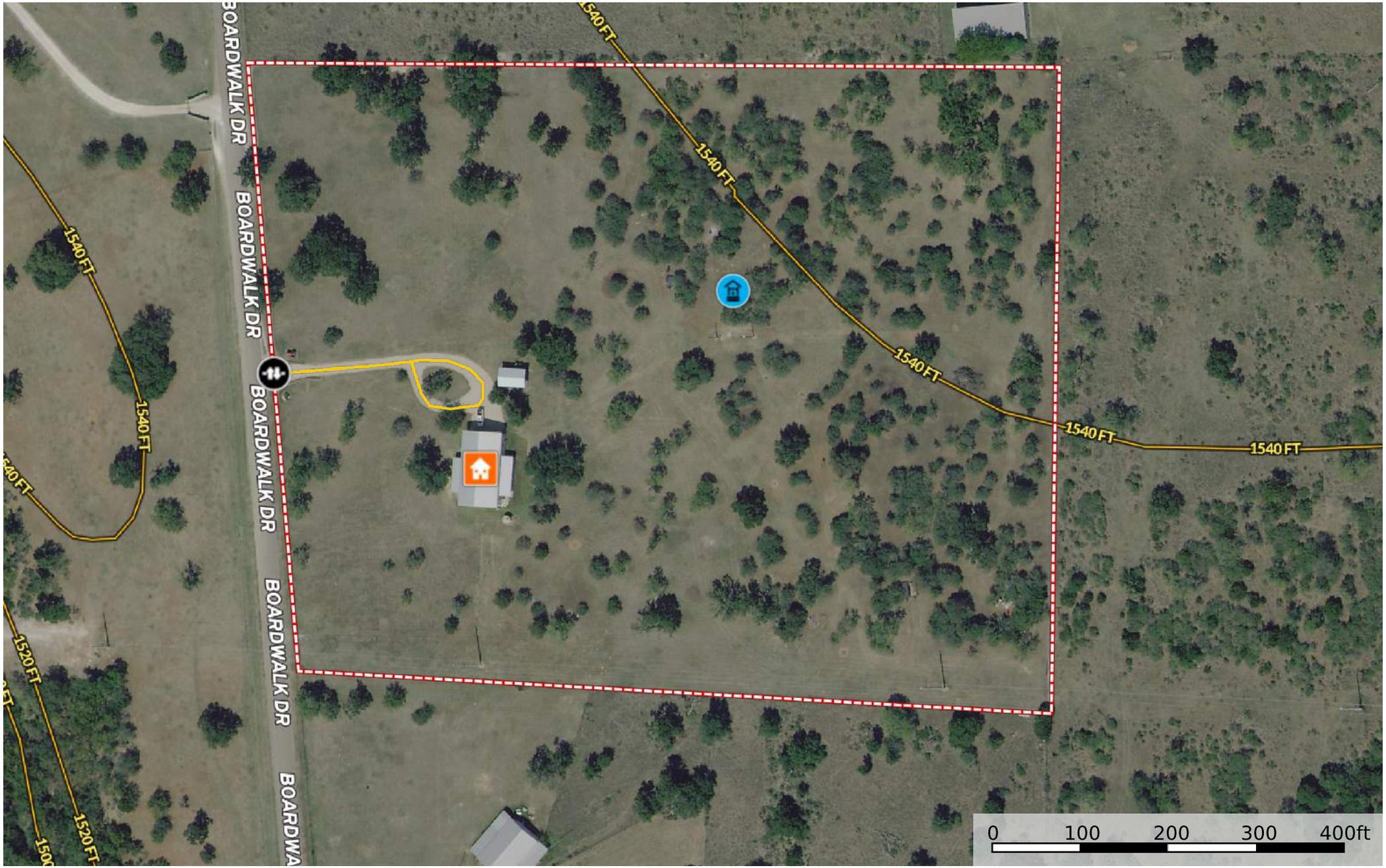
The land has a gentle roll to it that makes it very easy to get around on, and has numerous large beautiful oak trees. There is very good soil on the property, making it very horse and livestock friendly.

It is conveniently located less than 45 minutes to the NW side of San Antonio and less than 15 from Kerrville.

Additional improvements include:

- 400 AMP electrical service.
- Two 200 amp service panels in garage.
- Two 220 volt plugs in garage for welder, air compressor etc.
- 50 amp RV plug
- Additional RV hookup with 30 amp plug and water.
- Attic/storage space above living area has built in stairway access, and is framed with 2"x12" rafters. There is also a 3" sewer line in place, making it ready to go for additional living space if desired.
- 3,000 gallon water tank.
- Two water filtration systems for the water to the house.
- Pex pipe water manifold in garage with shutoff valves for each fixture, for ease of maintenance.
- RV sized propane tank in garage for fireplace gas logs.

All information is subject to change and not warranted or guaranteed by Reno Realty Group



- Well
- Gate
- House
- Primary Road
- Boundary

STATE OF TEXAS WELL REPORT for Tracking #393708

Owner: Kenneth Anderson	Owner Well #: HW2394
Address: 309 Sunset Circle Bullard, TX 75757	Grid #: 69-08-6
Well Location: 225 Boardwalk N Center Point, TX 78010	Latitude: 29° 57' 09" N
Well County: Kerr	Longitude: 099° 00' 33" W
	Elevation: 1535 ft. above sea level
Type of Work: New Well Proposed Use: Domestic	

Drilling Start Date: **3/26/2015** Drilling End Date: **3/31/2015**

	Diameter (in.)	Top Depth (ft.)	Bottom Depth (ft.)
Borehole:	12	0	25
	9	25	420

Drilling Method: **Air Rotary**

Borehole Completion: **Straight Wall**

	Top Depth (ft.)	Bottom Depth (ft.)	Description (number of sacks & material)
Annular Seal Data:	0	2	2 Cement
	2	200	20 Benseal

Seal Method: **Pressure Grout w/ Ext Tremie**

Sealed By: **Driller**

Distance to Property Line (ft.): **100+**

Distance to Septic Field or other concentrated contamination (ft.): **N/A**

Distance to Septic Tank (ft.): **No Data**

Method of Verification: **Measured**

Surface Completion: **Surface Slab Installed**

Water Level: **206 ft. below land surface on 2015-03-30** Measurement Method: **Unknown**

Packers: **Rubber 280' & 300'**

Type of Pump: **Submersible** Pump Depth (ft.): **340**

Well Tests: **Estimated** Yield: **60 GPM**

Water Quality:	<i>Strata Depth (ft.)</i>	<i>Water Type</i>
	320' to 420'	Cow Creek

Chemical Analysis Made: **No**

Did the driller knowingly penetrate any strata which contained injurious constituents?: **No**

Certification Data: The driller certified that the driller drilled this well (or the well was drilled under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the report(s) being returned for completion and resubmittal.

Company Information: **Aquatech Drilling, Inc.**

**P.O. Box 3340
Bandera, TX 78003**

Driller Name: **Reed Scruby** License Number: **54402**

Apprentice Name: **Jesse Stoufflet**

Comments: **No Data**

Lithology:
DESCRIPTION & COLOR OF FORMATION MATERIAL

Casing:
BLANK PIPE & WELL SCREEN DATA

<i>Top (ft.)</i>	<i>Bottom (ft.)</i>	<i>Description</i>
0	20	Yellow Limestone & Gravel
20	40	Yellow Limestone
40	100	Gray Shale
100	320	Gray & Tan Limestone
320	420	Light Green & Drk Gray Limestone

<i>Dia. (in.)</i>	<i>New/Used</i>	<i>Type</i>	<i>Setting From/To (ft.)</i>
10"	N	SDR21 PVC Srfc Casing	0' to 25'
4.5"	N	SDR17 PVC Casing	0' to 360'
4.5"	N	SDR17 PVC Mfg Screen	360' to 420' .032

IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY

TEX. OCC. CODE Title 12, Chapter 1901.251, authorizes the owner (owner or the person for whom the well was drilled) to keep information in Well Reports confidential. The Department shall hold the contents of the well log confidential and not a matter of public record if it receives, by certified mail, a written request to do so from the owner.

Please include the report's Tracking Number on your written request.

**Texas Department of Licensing and Regulation
P.O. Box 12157
Austin, TX 78711
(512) 334-5540**