

10650 FM 222 Features and Upgrades

Updates

HVAC unit replaced 2022

On Demand water heater replaced 2024

Pool built in 2017

Pool resurfaced and coping in 2023

Kool deck resurfaced 2023

Whole house 35kw generator with 3 year service contract started 2023

Exterior paint with top level Sherman Williams 2023

Whole house water filter

Extension of home to include game room 2017

Construction details

Driveway poured with 3,500 psi and rebar

Exterior walls are 6" thick

The home is built with 9' ceilings in house and garage

Interior walls are insulated for added sound proofing

Under soffit electrical outlets for Christmas lights

Hot water plumbed to exterior near a/c unit for cleaning the coils

Steel beams under porta cache

Bell pier and beam slab

The four light posts in front of property are from the old Galveston bridge

Low E windows with lifetime warranty

There are 6 "garden" areas with Mexican river rock, some with sprinklers

Kitchen Aid double ovens and Jenn Air 5 burner stovetop

Custom cabinets throughout

Sprinkler system around house and behind pool area

Utility Information

Natural gas line from the street is owned by the homeowner.

1,000 gallon underground propane tank installed Sept 2017 for pool heater, generator and BBQ grill

2 water wells about 475 ft depth, second well built in 2014

Yellow gas pipe with rights and easement 2020

Electrical supply underground

There is live electricity for the front of the property

Conduit for electricity runs from the house to the pond for future power needs.

220 VAC plug on back garage wall