**8075 MT SHARP RD, WIMBERLEY, TX 78676**

*LAND Available - See 2 MLS Listings*

**HOME**

* **Total land area:** 10.966 acres comprised of three contiguous platted lots:
	+ Lot 1: 2.966 acres
	+ Lot 2: 4 acres
	+ Lot 3: 4 acres
* **Home:** Situated on Lot 2, allows flexibility to sell or build additional homes on lots 1 and/or 3. Over 250 linear feet from both the north and south boundaries of Lot 2 offers privacy from closest neighboring properties.
* **Views:** Large ranches on both the east and west sides of the property offer unobstructed views of Hill Country horizons for miles, as well as magnificent sunsets and sunrises. Design and placement of the home on Lot 2 was based on topography map to provide unobstructed views of Devil's Backbone and year-round sunsets on unobstructed horizons from all living and dining areas, expansive back porch, terraces, and large backyard entertainment areas.
* **Trees:** Over 100 oak trees; acreage cleared of all cedar except those allowed to remain that do not impair the growth of oaks.
* **Fencing:** Entire 10.966 acres fenced around perimeter to facilitate lease for cattle grazing and agriculture tax exemption; all 3 lots have Wildlife exemption in place.
* **Landscaping:** Extensive landscaping and terracing in designated homestead area; cross-fenced acreage for multiple pastures and over 300 linear ft. of corral board fencing around homestead

**FOUNDATION**

* **Main Residence Construction:** Single-level contiguous concrete over natural limestone bedrock ledge comprised of 2,815 sq ft living area + over 1,400 combined sq ft for porch, patio, porte-cochere, storage, and masonry areas (per owner).
* **Utility Drains:**
	+ Drain under the utility room pedestal for washer/dryer.
	+ Drain at front near porch under slab to rear.

**PLUMBING**

* **Material:** 1" PVC from well, Type 'L' Copper (insulated hot water lines in slab), 1" copper from pressure tank to house, 4" PVC-Sch 40 drain pipes.
* **Additional Features:**
	+ RO Ice maker line to refrigerator.
	+ Water line from under kitchen island sink to refrigerator accommodates Reverse Osmosis water to island sink and refrigerator icemaker and water dispenser.
	+ Insulated water lines in exterior walls.
	+ Dual Rheem water heaters (50 gal replaced in 2016 & 40 gal replaced in 2022).

**WATER WELL**

* Water softening, chlorinator, and oxygenator system, including upgraded tanks and filters (2024).
* 2 HP 10 GPM pump & motor replaced in 2019 w/5-year warranty; pump-saver replaced 2024

**SEPTIC SYSTEM**

* Hoot 500 ANP Night Pumping Aerobic inspected and maintained quarterly via contract with AAMS; last pumped April 2022.

**SOFFIT**

* 100% tongue and groove board (not plywood) around under porch, covered patio, and Porte-cochere.

**WINDOWS/DOORS**

* 18 double-pane Canadian Therme windows with custom heights and mid-rails to maximize views, Low E2 glass, open and close via sliding bar inside frame, screens hideable, with transferable lifetime warranty.
* 3 7/8 tempered clear insulating glass center-hinged garden doors (2 in living areas, 1 in master bedroom) providing access to/from the patio.
* Graber Crystal Pleat Cellular Shades (blackout shades in all bedrooms).
* Front entry: Metal arched double door with open/close framed opaque glass.

**ELECTRICAL AND FIXTURES**

* Underground wiring from utility company pole/meter to house.
* Pre-wired for security, sound in living, kitchen, and patio areas; phone, data, and cable.
* Security, safety, and decorative lighting on the front porch, corners, and along the driveway.
* Decorative lighting sconces on front porch pillars.
* Ceiling fan lights in all bedrooms and 2 in the living area.
* Recessed ceiling lights throughout kitchen and both full bathrooms, recessed eye lights in living area.
* Dimmer switches in the living and master bedroom.
* Built-in speakers with volume controls in patio, kitchen, and dining area ceilings.

**DUAL HVAC SYSTEM**

* Outside compressors for both units (1.5T & 2T) were replaced in 2013 with enhanced efficiency and functionality models. Interior components and thermostat for the largest of the two units were replaced under warranty in 2020.

**EXTERIOR FINISH**

* 100% masonry, Texas blend rock with trim above windows/doors, stucco chimney with decorative shroud matching metal roof.
* 100% house fascia and soffit, outdoor pool storage building.

**INTERIOR TRIM**

* 100% baseboards, door and window trims, small crown molding in dining/living areas, decorative crossing beams accent ceiling of 45-degree angled living area; repainted 2022 during remodel

**ROOF**

* Metal standing seam hip, guttered around 100% of perimeter, drains underground below backyard terrace to pasture land that is "tank ready" for rainwater collection.

**HEAVY INSULATION**

* Throughout the attic over 100% of living space and walls.

**FIREPLACE**

* Wood-burning; Texas blend stone facing matches exterior, solid limestone mantel.

**CABINETRY**

* Custom painted 2022--Cherry wood kitchen includes appliance garages, glass windows, wine rack, and glass holder.
* Custom painted 2022--Cherry wood living area entertainment center and shelving.
* Built-in closet cabinetry and shelving in master and closets.

**FLOORING**

* Custom flooring installed 2022 (all carpet removed).

**KITCHEN**

* Countertops: 100% granite, including 14 ft long island with built-in electric stove-top, and ample food preparation and/or serving space; seats six for casual dining (in addition to the main dining area that seats ten).
* Remodeled 2022 with new paint, flooring, decorative tile backsplash, fixtures, disposals and all new stainless steel appliances, including a built-in microwave and electric oven.

**BATHROOM FINISHES**

* Both full bathrooms have travertine tile flooring and molding around large wall-mounted mirrors, dual sinks, and cabinetry.
* Master bathroom: Mosaic travertine shower tile flooring with glass block and floor-to-ceiling travertine tile walls; remodeled 2022 with new decorative tiling and fixtures
* Guest bathroom: remodeled 2022 with new paint and fixtures

**OUTDOOR LIVING, RECREATION & AMENITIES**

* Over 550 sq ft covered patio with limestone rock surface and decorative lighting sconces on each of five pillars.
* 14 limestone rock-surfaced steps descend gradually down from patio to 18,000-gallon saltwater swimming pool with a waterfall and beach entry, surrounded by limestone decking, landscaping, terraced garden retaining walls, and outdoor lighting (Pool control board replaced in 2010; additional new uninstalled board on hand and pool vac convey with property).
* Architecturally consistent wooden pool equipment storage shed with a metal roof.
* Adjacent to the swimming pool area is another 500 sq ft patio with limestone rock surface, a custom built-in barbeque smoker pit, and a pergola.
* Long, paved, circular driveway begins at street level from a security-coded gate in the corner of Lot 1, comes up the hill through the porte-cochere (or a bypass outside the porte-cochere), and circles around a landscaped lawn with terraced rock retaining walls, then back down to the gate. Crushed granite parking area at top of hill near street.
* Underground, automatic sprinkler system in front and back yard landscaped areas.

**ADDITIONAL IMPROVEMENTS**

**INTERIOR**

* All new paint and flooring throughout (replaced tile/carpet with LV).
* All new fixtures in kitchen/baths.
* New master shower tile.
* New lighting fixtures in dining, office, powder, and guest baths and exterior.
* All new kitchen appliances (wall oven/microwave combo, dishwasher).
* Upgraded electrical.
* Upgraded HVAC drainage system.
* New garbage disposals.
* Custom-painted cabinets.

**EXTERIOR**

* Electrical/water to lot 1.
* Custom Barn/guesthouse (960 SF) with 13-14' ceilings, loft bedroom, full bath and living space (414 SF garage space) with custom cedar slider doors.
* Farmhouse-style shed with custom native rock foundation (120 SF).
* Custom fire pit.
* Livestock pens, cross-fencing, and landscaping.
* New pool equipment for saltwater pool.
* Custom swing bed.
* Custom outdoor TVs with motorized bracket for easy storage.
* Exterior porch fans.
* New pump-saver for water well.
* Upgraded water softener.