



# **DISTINGUISHING FEATURES**

## **1041 Homestead Ridge**

### **INTERIOR**

- Double sided propane fireplace
- Double stainless wall ovens w/convection and built-in stainless microwave
- Jenn-air commercial 6 burner gas range with push button hidden down vent exhaust
- Laundry room with fridge connection, sink, laundry chute and two sets of washer/dryer connections
- Three digital keypad door locks with wifi control app
- Five walk-in closets with built in shelving (plus drawers in Owner closet)
- Three car oversized garage with built in cabinets, shelves and garage doors with wifi control app
- Two newer 50-gallon hot water heaters - 2019, 2022
- Three wifi controlled HVAC systems - one new 2019
- Water softener (owned)
- Recirculating hot water pump (instant hot water throughout home)
- Large wet bar with wine storage and wine fridge
- Glass front cabinets in kitchen and wet bar
- Plantation shutters throughout home
- Huge walk in pantry and storage area
- High ceilings
- Luxurious Owner bedroom retreat with large spa-like bath with outside access
- Oversized jetted bathtub in Owner suite with view of woods
- In wall pest control system and central vacuum system
- Oversized built-in GE Monogram paneled refrigerator
- Floored attic with easy access
- Kitchen drawer, cabinet, trash/recycle, spice rack pullouts
- Pest control contract
- Carpet free downstairs
- Fiber optic internet ready

## **INTERIOR ENHANCEMENTS/ADDITIONS**

- New plumbing fixtures throughout home - 2022
- New ceiling fans/ceiling/bath light fixtures - 2021, 2022, 2023
- New Koehler fast flush commodes - 2019
- New stainless quiet dishwasher - 2021
- New disposal - 2023
- New HVAC in Owner Suite/Office - 2019
- New carpet and LED lights in Owner closet - 2020
- New underlayment, rocks and ceramic fireplace logs - 2022
- Several new windows - 2022
- UV window film in Owner tub surround and bedroom with French doors/terrace
- Four sets of new French doors (one with pet door) - 2019, 2021
- New locking pet door in interior garage door

## **EXTERIOR**

- Drive through barn/shop (approx. 1250 sf) with electricity, large halogen lights, epoxy floor, dual rolling overhead doors, standard door with keypad lock and attached carport
- Seasonal Creek
- Large fenced area ready for chickens/goats/garden
- Large 480 sf covered outdoor kitchen with built-in propane grill, burners, sink, beverage fridge, ceiling fans, lights and 55 inch HDTV
- Two firepits (1 gas, 1 wood burning) plus woodburning fireplace
- Yard lighting in back yard and into native woods
- Expansive outdoor entertaining/living space with over 1500 sf of covered patio and water spigot and floor/wall electrical outlets
- Infinity edge 35,000 gallon heated 8 ft deep pool with swim jet, dive rock, beach entry with bubblers, wet bar seating and adjoining extra deep hot tub with waterfall
- Onsite 500 gallon propane tank with contract
- Standing seam metal roof
- Large tool/equipment shed with electricity and lights
- Dog run
- 22'x32' athletic court/outdoor entertainment area
- Aerobic septic system contract

## **EXTERIOR ENHANCEMENTS/IMPROVEMENTS**

- New auto gate components/assembly with wifi capable operation - 2022
- New pipe fencing with goat panel overlay - 2021
- Donkey shelter -plumbed for electricity and water - 2021
- Gutters - 2021, 2022
- Mist Away flying insect repellent system with three-layer barrier
- Well: (source is Edwards Aquifer) new submersible well pump (2022), 900 ft of new piping (2022), resealed interior storage tank (2022). Water tested with “Superior” rating. New booster pump (2024)
- RV hookup with electricity (110; 30 and 50 amp) and water connection
- Three wifi Nest security cameras
- New paint on shed and well pump house - Fall 2022
- Second story terrace tile sealed - Fall 2022
- Wrought iron gates added to bottom of both outdoor staircases
- Dusk to dawn security lights on home
- Exterior of home caulked, prepped and painted with elastomeric paint - 2022
- New three-car carport and asphalt (30'x30') - 2021
- New RV carport and asphalt (20'x45'x16') - 2021
- All asphalt sealed - 2022
- Electricity, lights and concrete ramp added to shed - 2019
- Pool
  - New pool equipment and plumbing (pumps, valves, D.E. Filter, electrical panel, wifi controller)
  - Top of the line Dolphin automatic pool cleaner with wifi controller/app – 2022

## **LAND FEATURES**

- 15 acres of fenced and cross fenced privacy (three levels: front cleared pasture, homestead area and back native with seasonal creek)
- Automatic, programmable front gate with ground sensor/wifi capable control
- Four years into five-year property tax ag exemption
- Texas Hill Country view from second story terrace
- Historic rock wall through back yard built by original German settlers

## **NEIGHBORHOOD**

- Free roaming herd of 60 longhorns
- Convenient to New Braunfels, Gruene, Spring Branch, Bulverde, and Canyon Lake venues/attractions/restaurants
- Gated entrance to neighborhood