

# Showing Guide

1691 Cool Water Ranch, Fredericksburg, Texas  
4 Bedrooms + 4 Full Bathrooms + 2 Half Bath + 3 Bay Garage

4305 Total Square Feet, 7.09 Acre Lot

Built 2018 by Bill Dunn Construction

Designed by Stocker, Hoesterey Montenegro Architects (Dallas)

Landscape Architect: The Design Studio (Dallas)

Structural Engineer: Hill Country Structural Inc. FBG

## Square Footage Breakdown Per Appraisal District

- Main Area 3659 SF
- Main Area 2<sup>nd</sup> Story 646 SF
- Attached Garage 822 SF
- Open Porches 1418 SF

## Detailed Finishes:

- Custom Supply/Return Covers by Pacifica
- Level 5 Finish on All Walls
- Sheetrock Corners are Rounded and Smooth
- 8" Baseboards with Custom Mitered Edges
- Beautiful New Wood Floors
- No Screw Plates Throughout
- LED Lighting Throughout the Home
- Wall Switches Strategically Placed at Hip Level for Optimal Wall Space Above for Clean Site Lines for Placing Your Art
- Custom Stain Ceiling Beams in Den, Breakfast Area and Primary Suite

## Entry:

- Custom Rehme Steel Door with Rocky Mountain Hardware
- Hand Forged Custom Lanterns

#### Great Room:

- Hand Forged Custom Chandeliers
- Rumford Fireplace (Tall & Shallow to Reflect More Heat)
- Custom Carved Stone Mantel
- High, Vaulted Ceilings with Custom Stained Beams

#### Kitchen:

- Wolf Gas Range with Griddle and 4 Burners
- Warming Drawer
- Paneled Sub-Zero Refrigerator
- Soft Close Cabinetry Throughout the Home
- Galley Sink Includes Accessories for Food Prep
- Antique Corbels on Island with Marble Top
- Custom Designed Brushed Stainless Steel Vent Hood with Polished Strapping
- Reverse Osmosis Water System
- High End Faucets with Metal Fittings
- Emtek Hardware
- Chandelier in Kitchen Does Not Convey

#### Breakfast Area:

- Built In Banquette
- Sweeping Views

#### Owners' Suite:

- Large Bedroom with Vaulted Ceiling
- Direct Access to Back Loggia
- Large En Suite Bathroom With Double Vanities
- Soaking Tub Plus Marble Shower
- Large Walk-In Closet with Custom Cabinetry

#### Bathroom Details:

- Tiled Shower Ceilings
- High Insulated, Heat Retaining Soaking Tubs
- Custom Bath Vanities with Hidden Outlet in Guest Rooms
- Hand Painted Antique Vanity in Main Powder Bath

- Antique Pine Vanity in Hall Powder Bath
- Marble Baseboards in Primary Bath
- Marble Thresholds at Every Shower Entry
- Toto Brand Toilets
- Clear Grade Glass on Shower Doors

#### Laundry:

- Custom Cabinetry
- Farm Sink and Hanging Rack
- Tile Floor with French Door

#### Wine Room:

- Climate Control
- Custom Steel Doors Match Front Door

#### Outdoor Entertaining Space:

- Rumfort Fireplace (Tall and Shallow to Reflect More Heat)
- Tiled Floors
- Lots of Space for Al Fresco Dining and Entertainment

#### Exteriors:

- Combination Roof with Standing Seam Metal and “Cedur” Brand Shake
- 2 Chimneys Capped in Terra Cotta for Increased Fire Safety
- Lightning Protection Grounding System
- My Q-Smart Garage Doors for Remote Open and Close
- Lueders Limestone, Sawn on Top and Bottom
- Marvin Windows and Doors with E2 or Greater Rating for Sun Protection
- Metal Clad Exterior Windows and Doors Never Need Painting
- Ag Exempt - Bees

Disclaimer: The information contained in this document is for informational purposes only. There is no guarantee of its accuracy, and information is subject to change. Prospective buyers should be encouraged to do their own research and due diligence, including measurement of the property’s square footage or land measurements and verify the source and details of the features listed.