



18404 CR 264, Oakwood Tx

- 61.22 acres
- 5-acre Lake: 25' deep, stocked with bass, grass crappie
- Ceilings: living rooms - 31' & bedrooms - 16'
- 4 bedrooms, each with en suite bathroom
- 1 bunk room (sleeps 8)
- Infinity pool - chlorine / heated
- 2 Navian tankless water heaters
- Savant System (whole house): music from smartphone
- Thermador appliances
- 2 dishwashers
- Masonlite gas fireplaces inside & out
- 1,000 gallon underground propane tank
- Whole house: foam insulation
- Whole house: Aprilaire 100 pint dehumidifier (40% humidity)
- Stone – Broadway black velvet quartz
- Floors - Alpine 6.5" solden wire brushed glue down engineered wood

- HVAC – Carrier 2 stage 17 seer w/ Honeywell Media filters
- 5/8 drywall w/ smooth finish
- Aluminum storefront (commercial grade) windows w/ 1" glazing 1/4" clear low E, 1/2" air gap
- All windows are aluminum storefront with 1" insulated glass and the family room window is an 8" structural curtain wall also with 1" insulated glazing
- Community water & water well
- Starlink (business)
- Home engineered and fabricated by Schulte Building systems
- Foundation is an engineered foundation with spread footings
- PEX plumbing system
- Outdoor kitchen
- Fully irrigated yard
- Wine frig holds 55 bottles

Other improvements

- 40' x 18' equipment shed
- 40' x 36' barn on slab
- 40' x 20' covered patio on concrete