

Appendix A – Detailed Property Summary (Page 1)

3106 sqft 2-Story Main Home

- Amazingly Restored with 4 Bedrooms, 3 Bathrooms, Kitchen, Dining Room, Sun Room, Living Room & Office.
- Original Home Built in 1922 by Martin Vrabel was Moved 1 Mile West of Original Hudec Homesite (came from the East on CR 302).
- 26-Gauge Metal Roof Installed in 2001 & Updated in 2016.
- Charles Ashby did Top Floor Inside Remodel in 2002.
- Bennie Vrazel (Master Carpenter) under Bernard Nemec (Acting Builder) did Bottom Floor Remodel in 2004.
- 1st 12-Seer Heat-Pump installed in 2002 for Top Floor.
- 2nd 12-Seer Heat-Pump Installed in 2004 for Bottom Floor.
- Both Levels of Home have Original Long-Leaf Pine Floors & Beaded-Board Walls/Ceilings.
- All New Double-Pane Vinyl Windows.
- 10'x36' Addition Added to Back of Main Home Includes Laundry Room, Back Entry, Mud w/Half Bathroom, Master Bathroom & Closet.
- Master Bathroom has Whirlpool Tub w/Continuous Water Heater.
- Master Closet & Bathroom have Reclaimed Long-Leaf Solid Tung-N-Grove Wood Floors.
- Kitchen & Downstairs Bathroom have Solid Maple Cabinets w/Kitchen Cabinets Set 3 Inches Higher.
- Kitchen Cabinets have Built-in Custom Pullouts & Baking Center, Granite Countertops & Under-Counter Double Stainless Steel Sinks w/Deep Pan Side.
- Kitchen Appliances Include Stainless Steel Dual-Fuel Bosch Range w/Warming Drawer, Bosch Dishwasher & GE Profile Advantium Over-the-Range Microwave w/Speed Cooker.
- 3 Bedrooms Upstairs
- 2nd Full Bathroom Upstairs w/Skylights, Retro B&W Tile Floor Design & Claw Tub.
- Each Floor has Its Own Electrical Panel & Hot Water Heater.
- All New Wiring, Copper Plumbing, Metal Ductwork, Light Fixtures & Fans.
- Above Code Insulation in Outer Walls & Attics.

1 Bedroom/1 Bathroom Detached Guest House

- Metal Siding & Roof
- Eat-in Kitchen w/Stainless Steel Oven Range & Double Stainless Steel Sinks
- Full Bathroom w/Shower & Tile Floor
- Loft Bedroom w/Vaulted Ceiling
- Attached 2-Car Carport

Appendix A – Detailed Property Summary (Page 2)

60'x50' 6-Stall Metal Horse Barn

- 12' Overhang on Each Side
- Metal High Roof for Good Airflow
- 12' Concrete Alleyway w/Water Drains & Crosstie Area
- 6 – 12'x12' Stalls Each w/Rubber Mats, Automatic Waterers & Electric Plugs for Fans
- 12'x12' Tack Room
- 12'x12' Feed Room
- 12'x24' Shop w/220 for Welding
- Rollup Door on Each End & Vet Stanchion – Washrack
- Specs include: Lights, Electrical Outlets & Water. Workshop Electrical Needs to be Completed, but Breaker Box is There & Ready to Start Construction.

Beautiful 69.14 Acres:

- Near Jarrell & TX-35.
- Gorgeous Views of Surrounding Hills.
- Cross-Fenced Pastures.
- 32'x48' Hay Barn.
- 12'x24' Livestock Barn w/Electric & Water.
- 62' Round Pen w/Lights.
- 12'x16' Kennel.
- 24'x24' Pump House w/670' Deep Water Supply Well & 3.5 Horsepower Pump (Well-Head Set at 640' Deep).
- Septic & Drain Fields Installed in 2002 by John Schwertner & are Oversized for Sizes for the Homes.
- 30 AMP Plug for RV at Light Pole.
- ~950' Gravel Driveway w/Plenty of Parking
- 1678' CR 302 Frontage
- Beautiful Majestic Oak Trees Throughout.
- 0.6-Acre Stock Pond

SHOWINGS ARE FOR SERIOUS BUYERS ONLY!