

**Overview**

21 wooded acres located in Quinlan and in Boles ISD
Custom built by Rick Nowlin in 2002
Separate gameroom (mother-in-law suite)/office built in 2010
2 Master Suites, 2 other bedrooms, 2 offices
Large laundry room with sink & built in cabinets
Wet bar with refrigerator, wine cooler & wine rack
7 covered parking spaces
2 stone fireplaces with gas logs
Austin Stone with metal roof
Stone fire pit overlooking pond
Pond with fountain stocked with catfish ( Approx 1/4 - 1/2 Ac)
Walking/Biking/ATV trails
Finished room in attic for storage
Walkway and storage in attic
Pipe fence, automatic gate, openers and keypad
Potting shed with water and electrical
Library with built in bookcases
Fenced in yard area on end of house
Front & back covered porches with outdoor fans
Island in kitchen with electricity
Appliances-Stainless, double oven, microwave

**Finish**

Austin Stone
Metal roof
Tile floors
Crown molding in living and masters
Custom built wooden cabinets in most rooms
Stone fireplaces

**Efficiency**

Foam insulation in all exterior walls
14 to 16 " insulation in attic
Double pane vinyl windows

**Furnished Gameroom/Office (1800 square feet)**

Kitchenette with dishwasher and refrigerator
Built in cabinets in gameroom and office
Custom TV console
Wired for speakers, television and cat 5
Full bath
Gameroom is furnished
Central heat and air
Carpet and cove
TV tower and Antenna
Cell phone signal booster

**Shop/Garage (2400 square feet)**

Built in work benches
Pegboard on most walls
Fully insulated
Half bath with hot water
Cold/Hot water faucets outside
Dual garage doors on both shop and garage
Electricity in both
High Ceiling in shop

**Craft Barn (640 square feet)**

2 - story Fully Insulated
Water and electricity
Built in work benches
Window A/C unit
Large sink with hot water

**Foundation**

60 + friction piers
Beams around covered porches
Fiberglass additive to concrete foundation
Porches and carports part of main foundation
Termite treated when poured

**Amenities**

Garbage disposal in kitchen
Wired for sound in two living areas
Outdoor speakers on front and back porches & shop
Wooden blinds
2 - 50 gallon hot water East 12/2015, West 01/2014
500 gallon propane tank (owned)
TV tower and antenna
Security system
Cell phone signal booster
Fully Landscaped
Termite contract
Buried 3 stage aerobic septic system

**Electrical**

3 A/C units 2 - main house 1 - gameroom/office
RF feeds to every room
Cat5 to every room
Alarm system with 4 control boxes
Fans in every room / remotes (Living Areas & Masters)
Under counter lighting in kitchen
Outdoor security, landscape and flood lights
Sprinklers in front yard

**Square Feet**

Description	Square FT	A/C
House	3015	3015
Game Room /Office	1800	1800
Shop Area	2400	
Craft Barn	640	640
Covered Porches	1377	
Covered Parking	2593	
Uncovered Porch	480	
Uncovered Parking	974	
	13279	5455