

145 Horse Mountain Trail Extras

Utilities

- Well water with holding tank and booster pump to extend the life of the well pump and maintain good water pressure
- Water softener and dual large capacity energy efficient water heaters
- Electricity from CTEC with average bill around \$300/month during full use months
- Large capacity septic system pumped less than 6 months ago
- Trash dropped off at Hwy 16 each Monday for Hatfield Disposal pick-up for around \$350/year (covers 3 large bags per week)
- Propane on monthly fill service from Pecan Creek Propane with average bill of \$65/month (2 sets of gas logs, range, outdoor grill and hot tub)
- Internet from Skybeam (direct wireless) \$65/month for 3mb speeds
- Dish network equipment currently
- AT&T wireless service is great in this area (Verizon is patchy north of Llano)
- Land-line phone service provided by Verizon but DSL not available

Land

- Ag exempt land with 3 registered longhorn steer currently on the property (would support more – with negotiable sale of current steer)
- Multiple granite outcroppings
- Two wet weather creeks and one pond
- Most mesquite, cedar and cactus have been removed from the property
- All trees within the housing fence have been trimmed
- Underground water supplied to watering station for animals
- New landscaping with surrounding retaining wall
- Rainbird sprinkler system with automatic controls for all planted grass and new landscaping
- Cattle guard at entrance to property and at housing fence

Pool/Patio

- 20,000 gallon gunite pool and hot tub with pebble sheen finish
- 2 colored led lights in pool and 1 in hot tub
- Pentair remote controlled pump, heater and filtration system
- Large pergola off master bedroom access
- Hot tub has close access to master
- (3) water features with separate pump
- Large amount of decking/patio space
- Large outdoor fan above patio along with outdoor speakers
- Closable cabinet for up to 47" TV
- Outdoor fireplace with propane logs on patio

Outdoor Grill/Cabana

- Bull stainless steel sink, drop-in cooler and access doors
- Granite countertops with front and back ledges for eating
- Bull built-in propane gas grill connected to main propane line
- Custom spot for XL Big Green Egg (negotiable)

Barn

- 50x30 Mueller metal barn
- (1) 8ft and (1) 12ft roll up door both with ramp access
- Divided into 20x30 workout room with bathroom and closet and 30x30 workshop
- Workout room could be turned into apartment (piped for water heater and electric placed)
- Workout room could also be transitioned to media room (in-ceiling speakers and current in wall wiring for AV use)
- Ductless AC/Heater in workout room
- Workshop has elevated plugs and wiring for future welder if desired
- Wood paneled walls for extra protection of insulation
- Large storage area above workout room
- Area for indoor tractor/ATV storage
- Negotiable tractor on site
 - o JD 4520 tractor with less than 200 hours
 - o JD 400X loader
 - o JD MX6 rotary/flail cutter
 - o FRO AP12 pallet forks

House

General

- Dual commercial grade air conditioning units with metal spiral duct work
- Combination of scored and stained concrete floors in common areas and carpet in bedrooms
- Low e windows throughout the house with excellent inner wall, outer wall and attic insulation
- Granite Countertops throughout
- Smart panel with ability to upgrade AV/internet throughout the house (cat 5 run to all rooms)
- AV access tubes placed for upgrading in wall wiring
- In-ceiling speakers with volume controls in each room run to master bedroom, master bathroom, patio, office and kitchen (main controls in living room AV cabinet)
- 10 foot ceilings throughout with 12 foot in entry
- Custom woodwork / molding throughout

Mud Room

- (5) locker spots all with multiple cubbies
- (2) main lockers have plugs for charging devices
- Attached garage and laundry room
- Door to close off room if desired

Laundry Room

- Large amount of custom cabinets
- Room for large front load washer and dryer

- Custom spot for rolling laundry basket with clothes rack
- Large floor drain

Playroom

- Extra large storage closet with built-in shelving
- Surround sound with in-wall AV wiring and in-ceiling speakers
- Could be transitioned into a media room if desired

Pool bath

- Access to outdoor/pool area and playroom
- Tiled floors and partial walls for wet visitors
- Shower with adjustable showerhead
- Custom cabinets

Kitchen

- SS appliances and vent hood (includes warming draw)
- Delta Brizo SmartTouch faucet
- Knotty Alder custom cabinets
- Sonic Ice-maker
- Prep sink
- Dual built-in trash station
- Attached breakfast nook
- Double entry pantry and separate appliance closet
- Pot filler above range

Dining Room

- Close access to kitchen and prep sink
- Adjustable lighting

Living Room

- In-floor plug for lamp
- Surround sound with in-wall AV wiring and in-ceiling speakers
- Dual access central AV cabinet (can access from office for easy AV adjustment and hook-up)
- Stone fireplace with propane logs (wood burning if desired and propane logs removed)
- Large custom mesquite mantel and bar (leading into kitchen)
- Vaulted ceiling with exposed wood beams

Office

- Custom Knotty Alder cabinets with room for file racks
- In-floor Cat 5 and plug for placement of desk

Half-bath

- Copper vessel sink
- Waterfall faucet

Master Bathroom

- Coffee bar / wet bar
- Mr. Steam unit in shower with remote
- Purist BubbleMassage Air Bath with chromatherapy
- Dual walk in closets
- Custom Knotty Alder cabinets throughout bathroom and in closets