

## **Lazy RJ Ranch House**

### **House Sides:**

Texas Cream Cobblefield by Cultured Stone

### **Roof:**

AEP-Span Standing-Seam Roof, Vapor Barrier, Felt Green Color  
Wind Turbines

### **Slab:**

Post tension cables and stressing; Geotechnical study by Ettl Engineers & Consultants Inc.

### **Septic:**

1000 gal tank, 300' gravel field line, 100' 4" solid line

### **Gutters & Downspouts:**

All the way around the house and porches  
French Drains

### **Porches:**

Covered – 2049 SF  
Uncovered – 459 SF  
Cedar Posts

### **Insulation:**

R-30: Attic and Ceiling  
R-19: floors & crawl space  
R-13: Exterior Walls  
R-11: Interior Walls

### **Inside Walls:**

Sheetrock

### **Ceiling Heights:**

Great Room: Vaulted from 10 feet to 18 feet  
Bedroom #2 & #3: Vaulted from 10 feet to 12 feet  
Study, Dining Room, & Master Bedroom: Boxed from 10 feet to 11 feet with crown molding  
All other rooms: 10 feet

### **Doors:**

Exterior doors are trimmed in cedar  
Interior doors are birch wood with fruitwood stain  
2 sets of double glass in doors

**Mechanical rooms:** 2 – house hot water heaters & a/c & heating units



**Air Conditioners/Heating:**

2 units-one for each side of house (Trane XE 1200 Heat Pump System 5 ton & Trane XE 1200 Heat Pump System 4 ton)

Additional heating from Propane heater in Master Bathroom & Guest Bathroom

**Propane Tank:**

Rental from Ferrell Propane of Atlanta, TX

**Alarm System:**

House and Bunkhouse wired and monitored; 2 keypads in house and one in Bunkhouse; 7 smoke detectors in house and one in Bunkhouse.

**Walk In Closets:**

*2 his/her in Master Bathroom, 1 in Bedroom#2, & 1 cedar lined in hallway near Powder room  
(Regular closet in hallway and Bedroom#3, with mirror glass sliding doors on Bedroom #3)*

**Storage Rooms:**

*1 in study, 1 in garage*

**Fireplaces:**

3 (2 inside house and 1 on porch)

Great Room: 44 Extrordinaire wood burning with fan in Basic Black; wall switch for remote  
388

CFM Blower

Covered with Silverado Weather Edge LedgeStone Cultured Stone

Stained Mesquite mantel distressed and finished with cedar corbels

Sitting Area: Fireplace Extrordinaire Model 36 DV-A Direct Vent Gas Fireplace in Basic Black  
with arched face and with fan – turn fireplace on and off at base of fireplace or via switch on wall

(35 Builders Model Gas)

Stained Mesquite mantel distressed and finished with cedar corbels

Pewter Gray Carolina LedgeStone

Porch: covered with Texas Cream Cobblefield

**Dehumidifiers:**

None but everything in place for 2: wiring, plumbing, and 2 humidistats installed already

**Generator:**

Generac Guardian 15 KW - propane

**Electric Gate:**

Electric Keypad and three remote controls: entrance to driveway by D & T Iron Works, Hallsville, TX

**Paved driveway:**

Asphalt driveway

**Water Well**

By Pender Water Wells of Texarkana, 732 feet deep



**Back Up Water Supply:**

Western Cass Water Supply

**Water Heaters:**

2 (50) gallon LP

**Windows:**

Atrium Aluminum Products: single hung, tilt bottom glass, double pane, front windows all performance plus Low E (10 tinted), bronze, Z-40. From Trico of Hughes Springs, TX

5-2070 (one each side of fireplace in sitting room off kitchen [2]; 3 in dining room)

2-4070 (sitting room off kitchen [2])

1-3060 (utility room – tinted)

2-3070 (set of twin's front hallway – tinted)

2-1070 (fixed – either side of front door – tinted)

2-2670 (great room)

10-3070 (great room [3]; study [3]; master bedroom [4])

1-2040 (master bathroom above commode)

1-4040 (fixed – guest bathroom)

1-3060 (set of twin's bedroom#2 – tinted)

1-4060 (exercise room or bedroom # 3 – tinted)

**Blinds:**

Wooden all windows and doors with glass

**Fireplaces:**

*Great Room Fireplace:* Silverado Weather Edge LedgeStone Cultured Stone with mesquite wood mantle with cedar cobble

*Sitting Room (off Kitchen) Fireplace:* Pewter Gray Carolina LedgeStone with mesquite wood mantle with cedar cobble

*Back Porch:* Texas Cream Cobblefield by Cultured Stone

**Floors:**

Scored and stained concrete by Jagger Scored/Stain Concrete of Dallas and Austin, TX

Exception: study floor (Bruce Natural Reflections 5/16 Col. Gunstock)

Basement and basement stairs: indoor/outdoor carpet

**Lighting:**

Variable Lighting

Inside: Can lighting, strip lighting above bathroom sinks and vanity area in Master Bathroom, lighting fixtures on ceiling fans except two, fluorescent lighting, recessed inc. wall washer lighting in areas, surface mount inc. globe, Prescolite LV2C Clear Alzak reflector, low voltage

Outside: edge of house (RAB laminator LU 300 watt capacity; manual override light switch in house for groups of light), lights on 3 outdoor ceiling fans, & recessed lights



**Ceiling Fans:**

Inside: 8 décor fans with down rods and wall mount control knobs for fan speed & wall switch for fan lights (2 does not have light fixtures: Utility room and Master Bathroom)  
Outside: 3 décor fans with globe light fixtures each with indoor wall switch for fan and light

**Security Lights:**

2 (one at electric gate and one between house and bunkhouse – owned and operated by Bowie Cass Electric Cooperative)

**Hardware**

Emtek Products Inc. – oil rubbed bronze color; dead bolts, key in lever, all door handles are levers not knobs

**Kitchen:**

*Quartz based engineered stone countertops:* Type: Legacy Color: Australia ¾ inch thick with semi-bullnose edge; quartz aggregate

*Tumbled Stone backsplash, 4 x 4 on diagonal, Seabas with sandstone grout*

*Subzero: Refrigerator: Stainless Steel 601 RS*  
*Freezer: Stainless Steel 601 FS*

*Fisher Paykel Dish drawers:* two drawers with stainless steel cover for each

*GE 27" Built in Microwave and oven:* 1 black microwave on top and 1 electric 27 inch oven below in black (area can easily be converted to 30 inch oven)

*Thermador Stove:* 36 inches PRDS366 dual fuel range (gas top and electric oven: convection or conventional), stainless steel with 12 inch back guard; 6 burners (4 standard and 2 extra low burners)

*Vent-a-hood SL18/384 hood* style name: Emerald; Color: silver veined textured; In Wall mount; 42 inch width tall duct cover 42 " W x 12 " D x 36 " H LP roof jack with WSO-42 heat rack in stainless steel 900 CFM vented through roof; warming bar with 2 ; 3 halogen lights; 3 motors: 300 CFM Magic Lung Blower and 600 CFM (dual) Magic Lung Blower and sensa source; vented to roof

*Under the counter Scotsman Icemaker:* DCE stainless steel front 15"

*Elkay LR 33224 lustertone 8 inch deep, 18 gauge double stainless steel kitchen sink* with Delta pull out sprayer and soap dispenser with a *Badger 5 garbage disposal*  
*Elkay BLR-15-2 lustertone 7 inch deep, 18 gauge stainless steel bar sink* on island with Delta single level waterfall bar faucet, anti-tarnish satin finish

*Large walk in pantry:*

*Island pot rack* in matt black with 2 – 100 watts lights (50 par white bulbs with wide flood) and 10 hooks

*Rustic pecan wood* cabinetry with fruitwood stain in kitchen and dining room



Desk area in kitchen  
Small appliance area with plugs and roll up door

*Kitchen Island: 3'2"W X 8' 1/2" L then drop down 6" to 3' W X 2' L*

**Dining Room:**

*2 Chandelier: manmade whitetail antlers, each 31" W x 16" H with 3 ft. black chain with 6-25 watt bulbs  
Built in buffet area with glass on top*

**Bathrooms:**

*Master bathroom: walk-in 5' X 5' shower with Cultured Marble surround, 2 shower nozzles (1 fixed), 1 grab bar, glass door; Mansfield quantum elongated commode with Sloan flush mate power flush; 2 linen closets, vanity cabinetry, various cabinetry; his and hers sink built in to Cultured marble with single control levers; vanity area has Cultured Marble countertop & large wall mirror, wall mirrors above each sink*

*Guest Bathroom: tub/shower with Cultured Marble surround, 2 grab bars, water control with scald guard, and sliding glass doors on tub/shower; linen closet; Mansfield chair height commode, 1 sink built in to cultured marble countertops, large wall mirror*

*Powder Room: Mansfield quantum elongated commode with Sloan Flush mate power flush; sink built in to Cultured Marble Countertop, large wall mirror, cabinetry*

**Study:**

*One built in book shelf*

**Great room:**

*Red oak built in cabinetry with pull out racks for DVD/CDs*

*2 Craftmade CA60 Ceiling Fan with Alabaster globes and TCS- plus remote control system mounted to wall for each to control lights and fans.*

**Utility Room:**

Electric dryer hook up

Stand-alone sink

Redwood Cabinets with laminate countertops and wrapped in wood

Built in Cabinets for sewing area

**Stereo speakers:**

2 – Great room, 2 – Study, 2 – Master Bedroom, 2 – Back porch

**Phone Jacks:**

1 – Kitchen, 1 – Sitting area off kitchen, 2 – Great Room (one for DIRECTV), 3 – Master Bedroom,  
2 – Bedroom#2, 1 – Bedroom#3, 2 – Study (one for a different phone line)

**Satellite Hookup:**

Primary: Great Room with connection in Master Bedroom

Primary: Bedroom#3 with connection in Kitchen

Hookup in Bedroom#2

**Garage:**

2 car attached garage with 2 remotes for overhead metal garage doors 10 x 8 steel doors



**Storage Room:**  
Located off garage

**Square Footage:**

<b>Total Living Area</b>	<b>3656 SF</b>
<b>Garage &amp; Storage</b>	<b>686 SF</b>
<b>Covered Porches</b>	<b>2049 SF</b>
<b>Basement</b>	<b>285 SF</b>
<b>Total area</b>	<b>6676 SF</b>
<b>Flat Work</b>	<b>459 SF</b>



## **Lazy RJ Ranch Bunkhouse/Shop**

**Square footage:** 1800 SF (900 SF Shop & 900 SF Living Bunkhouse)

**Ceiling Heights:** 10 feet in Bunkhouse

**Porch with covering:** entire length of building

**Flooring:** Stained concrete by Jagger – English Red (terra cotta with rust and soft brown hues) in living area, kitchen, bathroom, hall, and utility room; Malay tan (Buckskin suede tone with caramel marbling) with scored rug in black and aqua (soft blue patina with undertones of green) in bedroom; scored fish in entry

### **Kitchen:**

*Cabinets:* oak with decorative pulls and handles; custom built

*Countertop:* Avonite-golden travertine with built in deep double sink with garbage disposal

*Faucets:* Delta single lever waterfall kitchen faucet with pullout sprayer & soap or lotion dispenser

*Back Splash:* Decorative hieroglyphic primitive art surrounded by tumbled stone

*Cabinetry:* Red oak - custom made with decorative Hardware

*Stove top:* Kitchen Aid 30 inch width with 4 sealed gas burners; easy clean tempered glass cooktop

*Vent Hood:* Thermador 30 inches with 2 lights (50 watts, R20) and fan

*Lighting:* under counter lighting, socket with globe above sink and recessed cans in rest of kitchen/dining area

*Custom Built area for microwave*

### **Ceiling Fans:**

2 ceiling fans with lights in living area – wall switch for lights and fan

1 ceiling fan in bedroom – wall switch for lights and fan

### **Bedroom/Tack Room:**

Large walk in closet with shelves and florescent lighting

### **Bathroom:**

Shower with Cultured Marble surround (built in shampoo & soap shelf) with glass door

Cultured Marble countertop with sink built in

Red oak cabinetry custom built

Elongated white commode

Strip lighting

Exhaust fan

### **Utility Room:**

Electric hook up for dryer and vented to outside wall

Stainless sink with single handle faucet and sprayer in red oak cabinetry custom built & decorative hardware

Formica top on cabinetry

Rod and shelf for hanging clothes

Florescent lighting

Exhaust fan



**Hot Water Heater:** electric – located in shop area

**Blinds:** Riviera Light master 1" & 1 3/8" metal blinds

**Septic:** has its own septic tank

**Heating & Cooling:**

American Standard Heat Pump

**Phone Jacks:** 1-near front door wall mount, 1 – bedroom, 1-living/office area(different phone line)

**Satellite Jacks:** 1- living area/office

**Security:** 1- keypad and smoke alarms

**Decorative Electrical Covering:** Bedroom, Utility Room, Kitchen, Entry way

**Floor Electrical Sockets:** 3 in living room area & covered with metal covers

**SHOP**

**Sink:** 1 free standing sink

**Large overhead shop door with remote**

**Water tank**



## **Basement of Lazy RJ Ranch**

**Square Footage:** 285 square feet

**Ceiling Height:** 8 feet

**Floor:** Concrete floor slope floor as required down 1" @ left wall –sump pump  
Concrete floor and stairs leading to basement covered with indoor/outdoor carpet

**Lighting:** florescent lighting

**Doors:** Metal door to enter basement room

**Plumbing:** plumbed for commode and sink with flush up system

**Phone Jack:** one

**Power On back up generator**

**A/C and Heat:** vented to basement

**On stairwell:** access to wires behind TV and Stereo in Great Room

**Storage area:** at top of stairwell landing