

## 1846 River Bluff Pipe Creek, Tx

This unique Israel Pena home was built in 2001 and took 2 ½ years to build. It was built to the owners specifications to have the concept of an old farmhouse that had been restored and added on to. Below is a list of “extras” that they had done to the home as well as other info about the home.

1. The limestone rock on the home is from the property.
2. The wonderful beams all hand honed by an Amish gentleman named Levi and allowed to cure for 2 years before being installed-all without nails.
3. The wood on the deck is Brazilian hardwood and is made NOT to be stained.
4. It has custom solid wood cabinets with drawers that pull all the way out, vegetable sink and granite counters with tile back splash & an island.
5. There are wood floors in the formal dining room and foyer. (They will give a carpet allowance with the right price. All the doors are solid wood. The windows are all Eagle wood frame with aluminum frames and double paned.
6. The home has surround sound, is wired for 28 phone lines and gets a full T1 for internet access. It even has an heated and cooled internet closet in the attic. It also has a central vacuum system.
7. Master suite has a fireplace with outside access. The master bath has a non-slip shower with 3 heads, whirlpool tub, separate vanities, many built ins for storage, a huge closet with a auto-controlled window in the roof to let in fresh air and a hidden safe room.
8. Be sure to check out all the storage and the great attic access.
9. The utility room has a sink, laundry shoot and a place for another refrigerator or freezer.
10. This home also has a metal roof and an oversized 3 car detached garage with sliding doors on other side that would make a great pavilion for entertaining. There is an unfinished apartment upstairs that has its own meter, unfinished bathroom and closet for A/C.
11. The home has a Kinetico softner with iron filters, a water storage tank and a 30GPM well.
12. The guest home is a 1/1/1 with surround sound, fireplace and nice covered deck.
13. There is a sprinkler system in the front and back yard, a GREAT place for a deck overlooking the river, 880' feet of the beautiful Medina River with easy access.
14. The owners would prefer to resurvey and cut off 5ac to keep.