

## Home Specs and Features

- The house was originally built in 1996, with three bedrooms and two and a half baths (at roughly 2400 sq. ft.).
- The home was completely remodeled between 2013-2017, adding two new guest rooms and two and a half baths for an additional 1200+/- sq. ft. of living space. Therefore, the home now has a total of 5 bedrooms – 4 bedrooms each with its own private bathroom, and an office (that can be easily converted to a bedroom) with a private ½ bath. Total square footage is 3600 +/- sq. ft. -- all exquisitely appointed and highly upgraded.
- All of the cabinets throughout the house were custom built to the homeowner's specifications out of maple wood, were hand-stained and hand-sealed to a furniture-finish, and are equipped with high-grade stainless steel ladder pull hardware. All cabinet drawers and doors feature Blum® slow-close slides and hinges.
- 1-¼ " solid granite countertops are installed throughout the house.
- The home also features ¾" solid hardwood Acacia floors and energy-efficient LED lighting throughout.
- All of the windows in the house, garage, barn and pump are double-paned windows with low-e glass from Don Young Company®.
- Hot water to the house is supplied by three Tagaki® T-H3-OS-LP outdoor tankless water heaters to provide endless hot water. An additional mini tankless infrared unit is located in the garage (near the washing machine) to provide additional "instant" hot water for the washer.
- American Standard® sinks are used throughout the home, including the commercial-grade stainless steel sinks in the kitchen and laundry room. Elegant, contemporary Danze® "Parma" faucets and fixtures also adorn each bathroom as well as the kitchen and laundry room sinks.
- Interceramic® porcelain tile (all custom cut) is featured in each of the bathrooms, kitchen, and laundry room, and on the fireplace surround.
- The kitchen includes Jenn-Air® appliances, including a counter depth refrigerator (with obsidian interior), super quiet Trifecta dishwasher (with lighted interior), commercial-quality, integrated 36" LP gas cooktop, digitally-controlled oven with LED interface and built-in wireless capabilities, slide-out drawer microwave, and dual-zone wine fridge with LED lighting. All appliances come equipped with PRO-style handles. The kitchen also includes a contemporary Danze® "Parma" pot filler located above the cooktop and plumbed for hot water.
- Ventilation for the kitchen stove is provided by a commercial-grade stainless steel Zephyr® ventilation unit (with remote control).
- Each of the corner cabinets in the kitchen (as well as the corner cabinet in the laundry room) features a Rev-A-Shelf® Premiere pullout corner organizer w/ soft-close door for ease of access to blind corner items.
- The kitchen also has two slow-close pullout spice racks and a built-in Rev-A-Shelf® pullout trash can with Blumotion® technology (for "hands-free" opening).

- The kitchen also includes two beveled-glass cabinet sections with interior LED puck lighting to provide additional aesthetic appeal.
- The kitchen, laundry room and master closet cabinets all feature high-end brushed nickel undercabinet and puck LED lighting, as well as above-cabinet LED rope lighting, adding an elegant and distinctive touch.
- The laundry room has Kenmore Elite® washer and dryer appliances.
- The laundry room also features a custom maple rifle cabinet with beveled-glass front and lighted interior, and a built-in hamper access connected to the master bathroom area for ease of use and convenient access from both sides.
- The fireplace features a contemporary 42" vent-free Monessen Artisan® linear hearth with integrated lighting system, stainless steel surround, and remote control. The space above and behind the fireplace mantle contains multiple built-in "channels" to allow for connection of electronics located above the mantle to outlets and other devices in the lower cabinets to ensure a "cord free" and "clean" appearance.
- Each guest bedroom is provided with TV, telephone and Ethernet hookups, with each of those connections wired to main servers located in the attic. Each bedroom also has DirecTV® access.
- Each guest bathroom features a custom shower with elegant frameless glass enclosure and door, integrated towel warmer, and includes individual controls for each of the main, handheld, and rain shower heads for an unparalleled personal spa experience.
- The master bathroom also features a custom shower with frameless glass enclosure and door, integrated towel warmer, two main shower heads, two personal showers and a rain shower head. In addition, the master bathroom features a top-of-the-line MTI® whirlpool / air massage tub with textured non-slip bottom, HTI inline heater, ozone ozonator bath sanitation system, simple touch cleaning system, and chromotherapy digitally-controlled LED lighting. The master bathroom also includes a Jenn-Air® under-counter beverage center with LED lighting, dual-zone temperature control and PRO-style handle for additional cold beverage and wine storage, and a custom-designed cabinet for the TV and towel service. Together, the features of the master bathroom provide a "total immersion" high-end spa experience.
- Illuminated glass-lined shelves and a custom revolving rifle display cabinet add a dramatic flair to the master closet.
- 6 pressure-assist Kohler Flushmate® flush toilets are located throughout house.
- The entire house (including the crawl space underneath the house), garage, pump house and barn include illuminated Lutron® light switches. The kitchen, laundry room, living room, office hutch, master bathroom, and master closet also feature Lutron Pico® master wall units and remotes with dimming capabilities.
- Audimute® soundproofing material has been installed behind the sheetrock in many of the walls throughout the house for sound control.
- In addition, custom manufactured "solid core" doors by Steve's Doors® are used throughout the house for additional sound control.

- The exterior of the house includes five sets of steel-clad Therma-Tru® French doors and two single steel-clad Therma-Tru® doors (located in the laundry room and 2<sup>nd</sup> guest bedroom), all with low-e glass.
- All of the windows and exterior doors throughout the house include custom Levolor® blinds.
- The attic is fully decked for additional storage, and includes radiant barrier plywood sheathing above the attic for additional home insulation.
- The garage comes equipped with washer and dryer connections (the washer drains directly into underground plumbing).
- All of the wood fencing around the property was recently replaced, the back patio was recently remodeled, and custom landscaping was recently added to the house and garden, providing additional beauty to this already impressive home.
- The areas surrounding the home, barn, and landscaping around the front of the house and garden (including the raised garden beds) are all serviced by drip irrigation that can be controlled from a smartphone.
- Water to the property is provided by Gonzales County Water Supply Corporation (a municipal water provider).
- The septic system was installed prior to 2008 and was inspected and cleaned in or around 2010.

### Home Improvements

- Built a pump house (west of the house) and installed a 1,000-gallon water tank with a corresponding pressure tank inside the pump house to improve water pressure to the property (in or around 2010).
- Painted the outside in 2016 (after the remodel was completed).
- Moved the main overhead electrical lines underground and relocated the main electrical pole further from the house in 2013.
- Completely renovated the house (from foundation to roof) between 2013-2017, adding two new guest rooms and two and half baths (adding roughly another 1200+/- sq. ft. of living space), replacing all sheathing and siding on the house, completely remodeling and extending the porches on the front and back of the house, and doubling the size of the garage.
- Added a third Trane® XR-13 AC unit and moved all three Trane XR-13 AC units to a new concrete pad east of the house (to reduce noise around the guest bedrooms) sometime between 2013 and 2014.
- Moved all indoor A/C units and air returns to the ceiling/attic space between 2014-2015.
- Installed a new propane tank underground east of the property in 2014.
- Added an extra 200-amp service, and relocated all main breaker boxes away from the house to provide support for future expansion projects (e.g., outdoor pool and/or spa).
- Installed a U.S. Water Systems® water softener for the house in 2014 (located in pump house).
- Installed ceiling fans and security lights on front and back porches and by the front gate between 2014-15.
- Re-plumbed all water connections under the house with PEX pipe and connectors instead of PVC (where exposed).
- Installed new roof in 2015 (galvalume).
- Added gutters to outside of house and garage and installed French drains around perimeter of house and garage in 2015.
- Installed new porch decking and new bannisters on front and back porches in 2015.
- Installed all new kitchen and laundry room appliances in 2016.
- Completed termite preventative treatment of house, barn, garage and pump house in 2016 with inspections every year thereafter.
- Added several new piers under house in 2013.
- Added drip irrigation to house and garage in 2017.
- Had the soil around the perimeter walls of the house injected to prevent swelling in 2019 and re-leveled the house in 2020.

### Property Improvements

- Added a storage and feed barn in 2010, and later expanded the barn another 20 feet in width in or around 2012 (currently 30'x80'). The barn features two - 12' wide x 10' tall remote-controlled garage doors, two temperature-controlled storage rooms, all LED interior lighting and outside security lighting, as well as a "processing room."
- The "processing room" has a concrete floor with integrated drain, a ½ ton JET® electric hoist (with custom-welded track) for moving carcasses to and from the restaurant-grade dual-basin sink, a "point-of-use" tankless hot water heater for constant hot water even in the coldest months, and a chain-operated 10' wide x 10' tall garage door for ease of access to the chain hoist.
- Added a 500-gallon diesel tank with electric fuel pump in 2009.
- Added concrete culverts with professionally-installed "wings" in various spots around the property to reduce erosion and provide better driving access.
- Installed an Apollo® automatic gate in front of the property in or around 2010 (with a custom designed and welded front gate and fence).
- Added three 16 ft. tall 5'x7' Monster Blinds and one 12 ft. tall 5'x7' Monster Blind (all from Texas Wildlife Supply) in 2010. Each blind is fully carpeted and features "slide-over and pullout" windows and integrated gun rests (with an additional storage shelf inside).
- Excavated a ½ acre U-shaped stock tank in the back of the property in or around 2013 and cleaned out all stock tanks on the northern portion of the property that same year.
- Added caliche and/or slag rock to multiple areas around the property to improve drainage and reduce erosion and rutting.
- Partitioned the pen facility into 3 pens in 2012. Expanded the number of pens from 3 to 12 between 2014 – 2016, and added a 14' wide driving "alley" around three sides of the pen facility as well as multiple 14' wide gates throughout for ease of transferring animals from pen to pen within the facility. All of the fencing within the facility is comprised of 8' tall StaTite50® fencing and galvanized pipe (cemented in the ground). Each pen has a 10'x20' steel square-beam framed shelter (also cemented in the ground) with galvalume sides and top, and one or more water lines plumbed thereto.
- Built a working set of cattle pens in the back of the property in 2015; updated in 2018.
- Installed all new LED lighting throughout the interior and exterior of the barn, house, pump house, garage and carport area in 2016.
- Installed new perimeter fences and cross-fences (barbed wire) around most of the property boundaries between 2014-2016.
- Installed a hog-proof fence around the front of the property in 2016 and re-welded the front gate and pipe fence (to prevent animals from entering or exiting).
- Installed drip irrigation around the house, garage, barn and added drip irrigation and bubblers to landscaping around house and garden in 2017.