

Amenities for 1194 S FM 56, Glen Rose, TX

500' 2nd Trinity water well drilled by Pollock Drilling. Well has cement casing (not gravel pack). Pressure tank & water softener are in insulated shop.

There are water faucets at road to water trees, and 110 electric service at entrance for Christmas lights.

A 1" PVC water line is already in place from home to road along east boundary line to connect to Somervell County Water District if desired.

Metal shop with apartment built first in 2009, sellers moved into completed home Jan. 2013.

All interior walls of home are OSB covered in sheetrock. (Imagine being able to hang pictures without having to look for studs!) Walls are R19, ceilings are R21. Also used radiant barrier in-between roof rafters & along walls that get afternoon sun (foyer and kitchen door walls).

Sellers' suite has beamed & vaulted ceiling with outside entrance. Sellers' bath has luxurious claw foot soaking tub & separate large shower

Home – 10' ceilings downstairs with 8' doors; 9' upstairs ceilings. Lots of oversized windows.

Large walk-in pantry & storage area adjacent to kitchen.

Large laundry room with sink & closet. Dryer is electric hookup.

The kitchen appliances in both main home & apartment convey to buyer. The shades & curtains also convey. (Curtains from home are stored/hanging in shop.) The 2 large tv-armoires in living room remain with home. (One might make a good wardrobe/armoire in 4th bedroom, OR open up the laundry room closet from the other side for a 4th bedroom closet!)

If no one was living in the apartment the electric bill (Cirro) was usually under \$150 each month. If the apartment was occupied it was closer to \$200. That includes pool & shop. Only occasional use of upstairs HVAC.

2 HVAC systems, 1 upstairs, 1 down. Downstairs is high end 5-ton Trane, upstairs is same but is the 3-ton version. Both were installed new in 2012.

All electric service is on one meter.

Usually only had to fill 1 tank of propane each year. It's a 500 gallon tank and they only filled to 80% capacity (400 gallon) and owner always refilled at 20% (meaning it still had 100 gallons in tank), so generally used about 300 gallons per year. In especially hard winters sometimes needed to fill twice a year. (Gas furnace, kitchen range, water heater, fireplace.)

Covered balcony overlooking pool, fabulous views.

Exterior of home is durable hardy board with stucco wall at main entrance foyer wall.

The diving pool measures approximately 35'x19' and the depth ranges from 4' to 8'.

Lovely rock retaining walls around pool & front of home.

30'x60' insulated metal building with 1 rollup door (with single carport) & 2 walk-thru doors. Contained within is 600SF for a 2-bedroom, 1-bath apartment (wall unit for AC & Heat). The remaining 1200sf allows for a workshop with office space & well equipment. Attached 3-car carport that measures 30'x20' at front of shop.

There are 3 septic tanks at the main house, two tanks at the apartment, and both are served by a single, specially designed lateral line drain field. The main system at the house has a pump.

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