

HOME SERVICES

HOME BUILDER:	BLAND CONSTRUCTION, ROCKDALE, TEXAS. CHARLES BLAND - CELL (512) 760-6700 * OFFICE (512) 446-2693
ELECTRICITY:	ENTERGY 1 (800) 368-3749
GARBAGE SERVICE:	DILLO DISPOSAL (979) 596-2130. IF YOU ARE 65 (I THINK IS THE AGE) OR OVER, ASK FOR YOUR SENIOR DISCOUNT. WE USE DILLO AND THEY COME ONCE A WEEK ON MONDAYS.
PROPANE:	TANK RENTAL AND FILL. ALSO SERVICE/REPAIRS FOR FIREPLACE, TANKLESS HOT WATER HEATER, PROPANE HEATER IN THE BARN. THEY INSTALLED ALL THESE ITEMS. CALL MIKE @ TEXAS PROPANE: (800) 646-4949 – INFO IN THE FOLDER.
WATER WELL:	REPAIR/WARRANTY: BRIEN WATER WELLS OUT OF HEARNE (979) 279-2427 INFO IN THE FOLDER.
INTERNET:	VIASAT – BROCHURE IN THE FOLDER
SATELLITE:	DISH NETWORK (866) 668-8047 (CABLE IS NOT AVAILABLE)
A/C & ELECTRICAL:	COMFORT ELECTRICAL AND A/C – CODY CALDWELL, OWNER (512) 446-0302
PLUMBING:	ACE PLUMBING - (512) 446-5152

MAIN HOUSE

ENERGY EFFICIENT WINDOWS AND DOORS

BLOWN IN OPEN CELL FOAM INSULATION IN ROOF MAINTAINS ATTIC TEMPERATURE WITHIN ABOUT 3 DEGREES OF THE HOUSE TEMPERATURE. ALLOWS FOR SOMEWHAT TEMPERATURE CONTROLLED STORAGE.

DECKED ATTIC WITH ENTRANCE STAIRS IN MUDROOM AND MASTER CLOSET

NAVIEN TANKLESS HOT WATER HEATER

INSTANT HOT WATER RECIRCULATING PUMP

DUAL FUEL RANGE. GAS COOKTOP WITH ELECTRIC OVEN.

CEDAR POST FENCED BACKYARD W/4" HOG PANEL – ALL BURIED 4' DEEP

6 ZONE IRRIGATION SYSTEM FOR FRONT AND BACK YARDS

ALL TECHNOLOGY ROUTED TO OFFICE – INTERNET, SATELLITE, PHONE & SURROUND SOUND

VENTLESS GAS FIREPLACE WITH REMOTE CONTROL. CAN BE WOOD BURNING ALSO. CHIMNEY EXTENSION INCLUDED FOR THAT PURPOSE.

ELECTRICAL OUTLETS AT UPPER STONE LEDGE IN LIVING ROOM WITH SWITCH TO TURN ON AND OFF

UNDER CABINET, HARDWIRED LED LIGHTING IN KITCHEN

FILING CABINETS AND PULL OUT PRINTER DRAWER WITH PLUG IN KITCHEN OFFICE

CAST IRON FARMHOUSE SINK

WHOLE HOUSE WATER FILTRATION SYSTEM AT THE WELL WITH PRESSURE GAUGE IN THE MUDROOM

VEGETABLE STORAGE BINS IN KITCHEN ISLAND

TWO 4'X8'X16" CEDAR RAISED GARDEN BEDS

FRUIT TREES - 3 PEACH, 5 APPLE, 2 GRAPEFRUIT, 1 MEYER LEMON, 1 LIME, 1 AVOCADO

NATIVE LANDSCAPING

MELON PATCH ON SOUTH SIDE OF STORAGE SHED

LOOFA ARBOR ON NORTH SIDE OF GARDEN SHED

8' ROUND POLY POOL WITH PUMP AND FILTRATION

WATER WELL PUMP REPLACED AND DROPPED 40' IN 2019

SEPTIC AERATOR REPLACED IN 2020

GUEST HOUSE

1 BEDROOM, 1 BATH WITH FULL KITCHEN, LIVING, DINING AND CLOSET SPACE

LARGE CIRCULAR, CONCRETE FRONT PORCH SURROUNDED BY ESTABLISHED ROSE GARDEN

HOT WATER HEATER HEATING ELEMENT REPLACED 2019

FENCED IN BACK YARD

DOG DOOR INTO GARAGE

DUCTLESS AC/HEAT

INCLUDED IN WHOLE HOUSE FILTRATION SYSTEM

2 CAR MORTON BUILDING GARAGE WITH 2 ENTRY DOORS, PLUS 2 DOORS INTO GUEST HOUSE, 3 GARAGE DOORS W/OPENERS AND INSULATION

PROPERTY

SOLAR POWERED AUTOMATIC GATE OPENER WITH CONTROL BOARD REPLACED 2020

18.545 ACRES, MOSTLY WOODED BUT CLEARED AROUND THE HOME SITE

DEEP TANK STOCKED WITH BASS AND PERCH. NEVER GONE DRY.

CREEK ON BACK OF PROPERTY WITH CULVERT BRIDGE

HOG FENCED ON 2 SIDES, BARBED WIRE ON FRONT AND BACK

ESTABLISHED TRAILS AROUND FENCELINE AND INTERIOR OF THE PROPERTY

4 DEER FEEDERS

WILDLIFE – DEER, HOGS (NOT A NUISANCE BUT THEY DO COME IN FROM TIME TO TIME), FOX, RABBITS, COYOTES, SQUIRRELS, BOBCATS

BARN

BUILT IN 2014

50' X 30' METAL BARN, WITH 50'X25' COVERED AREA AND HALF OF THAT IS CONCRETE

PROPANE INFARED HEATER

4 WINDOWS AND 2 CEILING MOUNTED FANS

WATER W/4 GALLON HOT WATER HEATER AT SINK

SHELVING

WORK TABLES

WIRED FOR 220 VOLT OUTLET FOR COMPRESSOR OR OTHER

2 10' TALL X 12' GARAGE DOORS WITH OPENERS

1 ENTRY DOOR

ABOUT THE 22 HILLS COMMUNITY

22 HILLS IS A 2 MILE LONG, DEAD END ROAD MAINLY CONSISTING OF RETIRED FOLKS. THE COMMUNITY IS CLOSE KNIT AND IS COMPRISED OF AGGIES AND TEXAS LONGHORNS DUE TO IT'S PROXIMITY TO COLLEGE STATION AND AUSTIN. THERE ARE SOCIAL GATHERINGS FOR THOSE THAT WISH TO PARTICIPATE (HAPPY HOURS, LADIES BUNCO NIGHTS, MASTER GARDNER CLASSES, AND MANY COMMUNITY EVENTS IN GAUSE AND THE NEARBY SMALL TOWNS. THE ACREAGE RANGES FROM 8 ACRES TO APPX 275 ACRES. THIS PROPERTY IS ONE OF 6 PROPERTIES ON THE ROAD WITH A TANK SO WILDLIFE IS ABUNDANT. NOT EVERY PROPERTY IS BUILT ON. NO ESTABLISHED NEIGHBORS ON EITHER SIDE OF THE PROPERTY. ON THE SOUTH SIDE IS JUST A COUPLE WHO HAS BUILT UTILITY BUILDINGS. ON THE NORTH SIDE THE PROPERTY IS COMPLETELY WOODED WITH NO ELECTRICITY OR WATER WELL. SOMETIMES THAT OWNER WILL CAMP A NIGHT OR TWO.

PER RESTRICTIONS, HUNTING IS ALLOWED IN 22 HILLS IF YOU HAVE 15 ACRES OR MORE, HOWEVER, THE RESIDENTS GENERALLY DO NOT HUNT THE DEER. SOME DO, BUT MOST DON'T.