

3065 Ball Road, Whitewright, TX 75491
Additional Features & Upgrades

Main Residence

Open floor plan perfect for entertaining, with kitchen granite counter tops and large granite island.

Extensive whole house remodel including windows, plumbing, high efficiency lighting, all bathrooms including fixtures with new granite counter tops, electric, HVAC, floors, completely new kitchen, all floors, tankless water heaters, new wood burning stove, high efficiency split AC units and center HVAC for zoned temperature control, remodeled deck. Commercial porcelain tile floor with white oak floors in kitchen, foyer, and dining area.

Custom designer lighting over \$5000 in customer lighting fixtures in foyer and kitchen, house optimized for minimizing electricity consumption.

Professional kitchen with 2 pro line gas stoves, 2 dishwashers, 2 refrigerators, 3 pantries 2 separate sinks

6 bed room with walk in closets

2 flex rooms

6 full bathrooms

2 fully equipped laundry rooms

Master bathroom walk in spa shower, with jetted therapy tub, double vanity, private Master deck

2 year old 23 kWh ground mount solar panel array that supplies 97% of electrical energy for the main house including daily charging of electric vehicle

New heat pump 1.5 year old

High speed fiber optic 1 gigabit up and down and at the cabin

Low maintenance gutters

New aerobic septic system

Generator sub panel transfer switch

Whole house attic fans

17' swim spa with main jets creating swimming current 2 year old

30,000 gallon rain water collection tank and orchard watering system from utility barn plumbed to main house to use when necessary.

Garage

Type 2 EV 50 amp charger

Built in garage work benches

Insulated 2.5 car oversized garage with attic storage

Utility sink

Gardens

Irrigated with rain water harvesting or county water for fruit tree orchards (peach pear plum and fig)

Landscaped Xeriscape certified pollinator and native plants flower gardens

Irrigated 20'x100' hoop house with raised beds

1/4 acre fenced and irrigated vegetable garden

Large historic oak tree (200+ year old) and well

Irrigated blackberry patch

Green house 16'x12' heated (propane with special greenhouse thermostat) plus concrete floor with center drain built in shelving

Venue - complete remodel, replaced HVAC (less than 5 years), plumbing, added commercial kitchen, tankless water heater, two bathrooms, doors and wrap around deck with handicap ramp.

Active use as income producing venue rental

Could be used as: restaurant, family retreat, school, church, dance or martial art studio (mirrored wall) training center etc. or converted to second home.

Certified commercial kitchen by Grayson county health dept 2023

manufacturing commercial kitchen certified by state of Texas

Kitchen floor is high durability ceramic flooring

Main room has high durability commercial vinyl plank flooring (used by Wal-Mart stores)

Wrap around decking

Two bathrooms

Sound system

Optional commercial restaurant equipment (reach in glass front double refrigerator) 30 qt mixer, bread slicer, commercial gas range and stainless steel hood, stainless steel tables, triple sink, ice machine, bar fridge, warming ovens, optional serving ware, tables and seating for 60, mop sink, mops and brooms

Cabin

Income producing studio cabin with one bath. Private driveway and complete kitchen with full size stove and refrigerator with new split HVAC (1 year old)

14x30' With additional front patch and screened large back porch.

Barns

100+ year old picturesque red wooden barn with fenced and watered paddock

40x60 ' utility barn including (rainwater from roof feeds 30,000 gallon tank)

20 ft covered parking overhang

200 amp separate metered service

Plenty of parking for tractors, RV and boat

Tractor and Farm Equipment Optional

Kubota L3901 - 39 Horsepower, hydrostatic transmission, very low hours
Accessories - Front loader, tiller, 6' flail mower, 5' shredder mower (bush hog), swing and tilt 4' shredder mower (bush hog), 3 point lifting boom, 60 gallon sprayer with boom, post hole digger with 9" and 12" augers, landscape rake, cultivator, pallet forks, box blade

Kubota M5-111 105 Horsepower, 12 speed transmission Fully-Synchronized Electro-Hydraulic Shuttle

Accessories - Front loader, skid steer attached heavy duty grapple, front bucket, forks, PTO attached 10' mower

Bad Boy 60" Caterpillar diesel zero turn mower low hours, just serviced

Other Items

- two Kubota diesel side by sides, one 2 seat and one 4 seat, with hydraulic dump beds

- 100 gallon diesel tank
- Various sprayers for fruit trees and weed control
- Three Stihl chain saws including pole pruner
- Various garden equipment equipment, rakes, shovels etc.