

"Barndo"

8557 SE CR 3240, Kerens, TX 75144

Spec Sheet of build and key notes of property

- Built in 2019 – 2020
- Ranchhand Construction Metal Fab
- Crosstex Concrete
- Main Slab 135 X 50 poured 6 inches thick pier and beam with tension cable and ground was preinjected for clay stability and 20-year termite protection.
- Roof is 5 years old.
- Square Footage Breakdown
 - Main Living Area 1,330
 - Additional Living Area 1,000
 - Shop 3,100
 - Breezeway/ Porch 1,320
- 10.02 Acres total
- NO HOA, NO Known restrictions
- Current use is Ag.
- All bathrooms are pre-wired for vanity lights.
- A room in secondary living is wired & plumbed for cabinets/features.
- Custom built steel exterior doors.

- The stylish GE Café Series kitchen appliance will stay including the refrigerator.
- Island size is 6-1/2' x 8', counter tops are made of quartz.
- Hidden storage under island, just open a door/drawer.



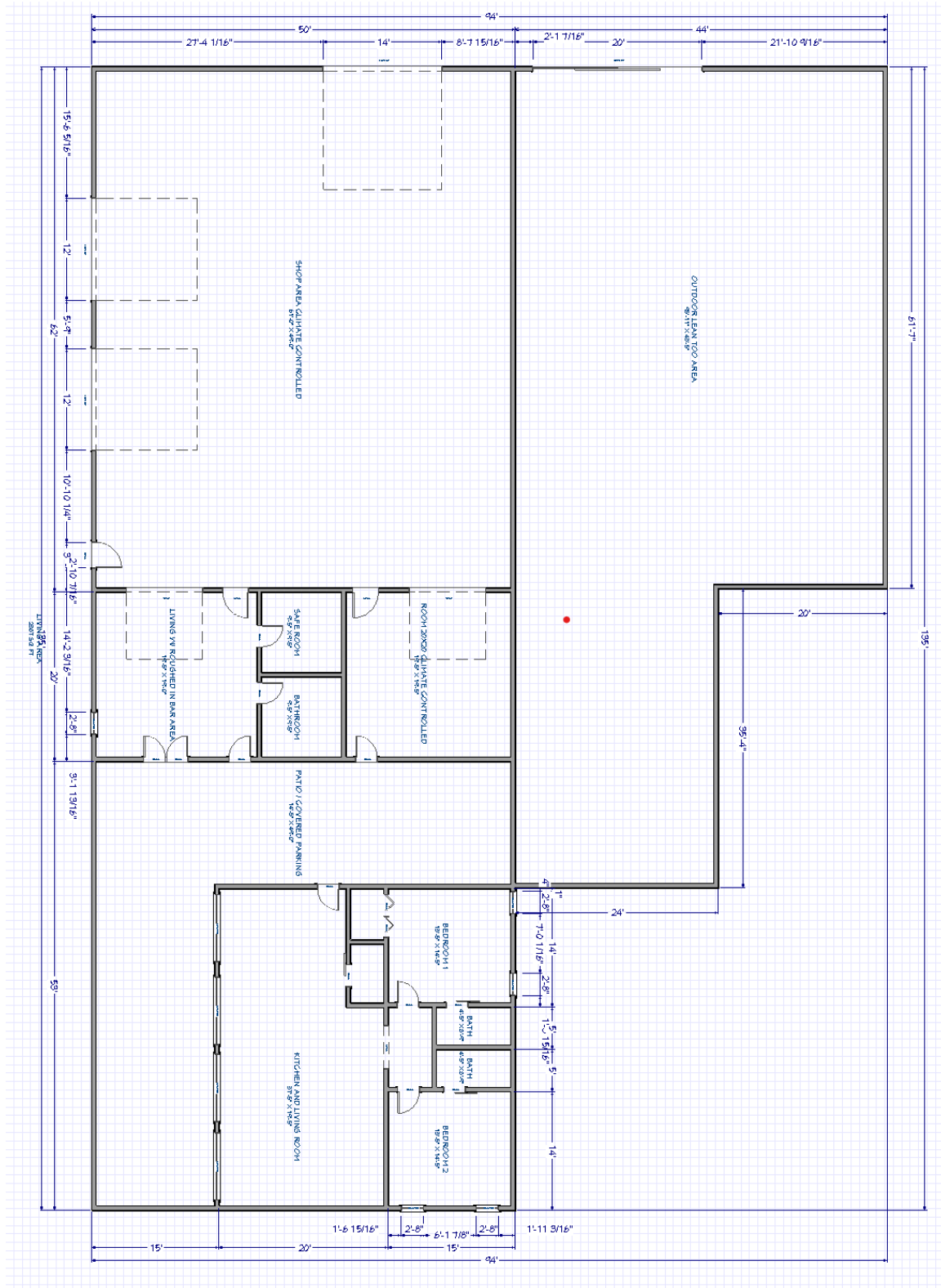
- Septic System is a leach field system, located north of the NE corner of Barndo, last pumped in September 2023
- The entire building is spray foamed very energy efficient and no issues with cold freezes in Texas as all water lines are run inside walls. Additional oversized lean-to is also spray foamed for heat in the roof.

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- Electrical Service has 2 – 200-amp panels in the shop and 1 sub panel in living quarters closet.
- 2 – Electric Hot water tanks; one in Shop and one in living quarters attic
- 3 Ton and a 5 Ton AC with Heat Pumps American Standard and both have 3-way splits that allow the living quarters and the shop/bonus rooms all to have separate heat and AC controls.
- High Speed Internet 300+ MB available
- Wired with Coax for Television
- Shop has a 10X10 Storm Shelter and Secure Safe Room it is finished inside drywall. Inside the shelter is the 8-Camera DVR Lux Pro security system that will stay installed and be transferred; system is a wire closed circuit DVR with 6 cameras currently installed.
- Safe Room/ Storm Shelter is located in flex space and can be seen by appointment with listing agent only.
- Exclusions:
 - Black pinned together (not permanent) horse stalls.
 - All personal property and equipment still on-site.

Barndo build pictures & floorplan listed below: (footages are approximate)



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