

## **1955 Private Road 7908**

### **Home and Property Amenities**

#### **Property**

- Located in Brookhaven In The Pines, a deed restricted development with approx. 150 lots around a 65 acre private lake. The lake's dam was improved in 2008.
- 550 acres of forest and recreational property surrounds the lots and lake, which is owned by the property owners.
- Quiet and peaceful fishing lake with no power boats or skiing and no wake allowed. Has good bass, crappie, and cat fish.
- The contemporary inspired home occupies 3 upgraded lots containing approximately 0.813 acres.
- Rising site provides an elevated view of the beautiful lake surrounded by native pine and oak trees.
- Elevated site and set back provides privacy and quietness from road day and night.
- Highly landscaped grounds provide beauty and habitat for the many species of birds.
- The front southern portion of the property is composed of a naturalized perennial garden.
- There are 2 meandering stone paths that link the home to the road and boat dock beyond and includes 2 dry stone creek beds.
- Perennial garden composed of ornamental grasses, flowers, shrubs and trees. Over 30 types of plants, flowers, and trees are in place.
- Pavestone retaining walls separate various segments of the plant beds, lawn, and buildings.
- Large outdoor flagstone patio serves an area for 10 around a table with space for a barbeque grill nearby. All surrounded by flowering plants and with a view of the lake.
- 21 zones of landscape irrigation provided by water from the lake.
- Two zones of landscape lighting controlled by sunset and timers.
- Over 200 lineal feet of 4 x 4 treated wood timber bulkhead completed in 2017.
- Approx. 400 square foot boat dock and bridge from bulkhead with covered boat slip and nearby kayak slip. Covered boat slip has standing seam metal roofing with a 30 year Kynar finish.
- Over 100 species of birds can be found in East Texas with many of them seen at Brookhaven.

#### **Home**

- The home has approx. 2,443 square feet of air conditioned / heated space. It has approx. 3,275 square feet under roof. The home and garage-office-shop building have approx. 3,168 sq. ft. of air conditioned space.
- Front deck and screened porch have approx. 452 square feet of covered area. Approx. 50% is screened. There is a 280 square foot covered car port with adjacent air conditioned large storage room.
- Home has standing seam metal roofing with a 30 year Kynar finish.
- 3 bedrooms, 3 baths plus a bedroom-bonus room-office upstairs.

- Home has two 3 ton HVAC heat pumps with electric air conditioning and heating. Systems are 14 SEER and have 2 digital programmable thermostats.
- Ceramic tile or quarry tile for floor covering is used throughout the downstairs except for the master bedroom and #2 bedroom which have carpet.
- Satellite and antenna TV jacks available in living room, master bed room, bed room #2, and sun room. Antenna only TV jacks available in master bath, bonus room upstairs, and front screened porch.
- Over the air digital TV antenna installed on 30 foot steel tower behind garage. Has rotor and cabling to serve house. Able to receive over 30 TV station channels from Texarkana, Shreveport, Longview and Tyler areas.
- Phone jacks available in master bedroom, bedrooms #2 & #3, bonus room, kitchen, and living room.
- Direct TV installed for satellite television and Hughes Net installed for satellite internet service. Other services are available.
- Motion sensor security lighting at all entrances, front and rear including on front deck and car port.

## **Living-Dining**

- The Living-Dining ceilings are cathedral shaped with exposed stained cedar beams that extend out through the front glass wall 8 ft. to support the open front deck.
- The living and dining areas look out through 18 feet of glass wall at beautiful Brooks Lake.
- Contemporary crown molding is used throughout the home except the upstairs bedroom-bonus room-office. About 12 inches below the crown mould is a 2 x 2 inch, all heart California redwood, trim that continues around each room throughout most of the down stairs. Select doors down stairs have redwood trim installed aside the door casings.
- Wood burning fireplace.
- Ceiling fan and light.
- Recessed lighting in living and spot lights on fireplace.
- Special deco ceiling hung light fixture in dining room with dimmer.
- Special wall switch for entertainment center power.

## **Master Suite**

- Master bath and bedroom renovation and upgrade completed in 2015.
- The master suite comprises the bedroom, bath and sun room. A glass door which has a view of the lake leads from the bedroom to the screened porch.
- Screened porch has space for seating, a day bed, and a glider for two.
- TV outlet is installed for watching the news, etc. while enjoying the lake view.
- Sun room allows for sitting to enjoy breakfast, coffee, working out to keep fit, or using the bar and sink to prepare house plants. The sun room has sloping cedar ceiling and cedar walls.

- Ceiling fans in the master bed room and sun room.
- TV outlets in the bedroom and bath room.
- Wall phone jack at the toilet.
- Master bedroom accommodates a king size bed with 2 end tables, dresser, book shelf, and sitting area.
- 6 foot glass mirror doors opposite the bed area.
- Bath has a walk in - roll in shower with a Mr. Steam unit with remote control and has Delta shower fittings with a hand wand and a shower head.
- Silestone counter top accommodates wheel chair access and has two sinks with all Delta fittings and soap dispensers in polished chrome finish.
- Ceramic tile floor in bath and shower, wainscot, and shower walls and ceiling.
- Special deco lights and mirrors above sinks.
- Special contemporary designed cabinets with chrome pulls and Euro styled concealed hinges.
- Panasonic whisper quiet exhaust-heater-fan light.
- Skylight adjacent to shower.
- Comfort height toilet.
- Redwood trim molding around bedroom and bath walls.

## **Kitchen**

- Renovation and upgrade completed in 2016.
- Large LG stainless steel finish French door refrigerator - freezer. Built in wall appearance.
- Bosh, stainless steel finish interior and exterior, quiet dishwasher.
- GE Range - double ovens - electric, stainless steel finish.
- GE Microwave, with range vent and lights, stainless steel finish.
- Additional cabinets and new pantry.
- Painted wood, "v" groove appearance, ceiling.
- Track and pendant lighting.
- Redwood trim molding around walls.
- GFI outlets in kitchen.

## **Bedroom #2 and Bath #2**

- The bedroom and bath renovation was completed in 2016.
- Could serve as second master suite. Has private bath and walk in closet.
- Ceiling fan with lights.
- Carpet in bedroom.
- Windows replaced.
- Redwood trim molding around bedroom and bath walls.
- Bath has MTI heated whirlpool bath with Delta shower fittings including wand and shower head.

- New cabinet with Silestone counter top. Cabinet has wire pulls and concealed euro style hinges.
- The bath has deco style mirror and lights.
- Ceramic tile floor and wainscot with ceramic tile shower surround.
- Grab bars in tub-shower and adjacent to toilet.
- Comfort height toilet.

### **Bedroom #3**

- Ceiling fan with lights.
- Ceramic tile flooring.
- Window replaced.
- Bedroom currently outfitted as home office with internet service and second telephone line installed for fax machine.
- Closet has additional shelving which can be easily removed.

### **Bath #3**

- Renovation was completed in 2016.
- Bath serves bedroom #3 and serves as a powder bath.
- Granite counter top with sink installed.
- Brushed nickel faucets and shower - bath fittings.
- Tub - shower installed.
- Ceramic tile floor.
- Deco mirror and lights.
- Wood paneled walls painted.

### **Garage-Shop-Office-Storage**

- Added storage addition on north end and a car-truck port on the south end in 2014.
- Has approx. 1,385 square feet of which 725 is air conditioned. Amana air conditioner -heater installed in 2017.
- 70 square feet of deck at the front from which to see the lake.
- Bldg. could be converted to an apartment by adding a shower and pullman kitchen.
- Has office with closet.
- Storage room with continuous built in work counter with large storage space below.
- Storage room has special lighting and a fluorescent work light switched separately.
- Storage room wired for TV.
- Garage-shop area has space for shelving, saws, drill press, air compressor, shop vacuum.
- One wall has area for work bench. Built in cabinets above.
- Area for coffee bar has built in cabinet above.

- Has wall of special built in cabinets with Plexiglas doors. Storage rack above and storage space below cabinets.
- Outdoor power equipment has its own 256 sq. ft. storage space at the north end of the bldg.
- Covered car-truck port is located on the south end of bldg.
- Bldg. has 2 insulated metal overhead doors with remote controls and bldg. security pads.
- Bldg. has standing seam metal roofing to match home.
- Exterior motion sensor security lighting at all sides of building.