

1101 Briar Creek – Interesting Info

- This home has only been owner-occupied in the past.
- It has never flooded.
- It was built using ICF (Interlocking Concrete Forms), so the exterior walls are extremely thick compared to traditional stick framing. They are better insulated, more fire resistant, more resistant to high winds, quieter, and generally stronger. (The sunroom and the rear workshop/mower garage use conventional framing because they were added later.)
- Your lawn service is included with the monthly rent payment. The landlord will arrange to have the yard mowed twice a month during the growing season and monthly, if needed, during the slower times of year. If you'd like to have the yard cut more often, you can arrange with the landlord to have it done at your expense. (\$50-75/cut is the current range)
- Landlord has a handyman who will make necessary repairs. If you want to do anything to the house, please ask for permission first. Landlord may agree but will likely want to have his contractor do the work.
- The garage is oversized in both width and depth, at a little over 23' x 23'.
- There's a second garage/workshop that has an overhead door and houses the solar back up batteries.
- These batteries will need to be maintained by adding distilled water from time to time. Landlord will leave detailed instructions. If you're not willing to maintain these batteries to protect the investment, please do not apply for this rental.
- Regarding the solar panels: There are 10 dedicated circuits that use solar power, such as the refrigerator, lights, etc. These are connected to the batteries. Long story short, you will use the power the sun generates first. If you use it all up or use more, you'll be billed. If you make more power than you use and you have the Green Mountain plan, they will put the credit into your account for the future. Your bill can realistically end up in the negative. You can store energy credits like a bank account.
- IF you don't use Green Mountain and maintain the batteries, then any surplus power you generate is wasted. Any damage to the batteries from neglect will come out of your security deposit.
- On a sunny day, you might generate 5,000 to 6,000 watts. If you only use 500 watts/day, you can send 5,500 watts to be banked in your account for future use, thus reducing your bills.
- Power bills will vary depending on your usage, but in the past, they have ranged from -\$50 as a low up to \$120 or \$130/month if you use Green Mountain. There are some monthly fees/taxes.
- Green Mountain now charges 14.9 cents, but they also buy from you at 14.9 cents. They are the ONLY electric provider that will currently let you bank your credits for the future, so it makes sense to use them even if the rate is higher than some other companies'. You use less if you're sending your surplus power to the grid.
- The landlords are not aware of any access to cable at the house. They have been told in the past that AT&T is the only one that will serve that little section of Briar Creek. It may be different now, but please check if this is important to you. They used ATT DSL for internet.
- The floors are Malaysian Mahogany, reclaimed from shipping crates for copper.
- The cabinetry is East Texas Hickory
- The other floors are solid oak, travertine, slate and tile in the utility room

- There are in-ceiling speakers in many locations. The control panel is in the master closet. You can use the speakers in the living room with your surround-sound system if you plug into the jack panel beneath the TV
- The TVs hanging in the living room, over the master tub, and in the gym can stay.
- The stainless refrigerator, washer and dryer can stay for your convenience, but will not be repaired at landlord's expense.
- There are gas and electric dryer connections available.
- The tankless water heater is gas
- The HVAC system is electric
- The house has spray foam insulation throughout, so it's very energy-efficient
- The electrical fixtures over the bar are industrial antiques
- There are two in-floor electric plugs in the living room for your lamps
- The original owners designed the stained glass in the front bedroom window and above the kitchen cabinets
- The home was recently repainted with Behr's 'Blueprint' the Color of the Year for 2019
- The back yard has oaks, citrus and fig trees that are getting established
- The ceilings are 10 feet and there is crown moulding throughout.
- The landlords want someone who will care for their property like it is your own.
- Pets may be accepted on a case basis.