

Additional details about 394 Air Park Dr

- AC/Heat units inside and out replaced in 2017. Unit is a 4 zone control system for the Living area, Master bedroom area, Back two bedrooms and Theater room that can be controlled independently
- Hot water heater replaced in 2019
- Pot filler above stove top has shutoff valve upstairs
- Foundation was engineered specially for this type of soil. A test pier was dug to determine proper depth and diameter. See details provided
- The entire lot was elevated to ensure water shed
- Spray foam in all outside walls and attic (open cell foam), under the house is sprayed for insulation and vapor barrier (closed cell foam)
- On the interior walls of the house all bedrooms and bathrooms are insulated with batt insulation
- All Studs, floor joists, ceiling joist and rafters are all on 16" centers
- All plywood on the floor prior to tile and carpet has the tongue and groove AdvanTech plywood. This plywood was developed to combine industry-leading strength, superior moisture resistance. AdvanTech flooring is the best for quiet, stiff floors
- All wiring throughout the house is 12-gauge wire and larger
- All circuit breakers are 20 amp and larger
- Over 2000' of drips are installed on most of the trees and bushes. The only drips that are in service now are around the house and pool. Other are shut off and not needed on the established trees. The drip system besides the ones around the house are controlled with an electronic Signature Control system. All other drips are controlled by electronic timers
- 4" drain pipe goes from the fenced in back yard around pool and into the yard outside of the pool area
- There is another 4" drain pipe that is installed to drain water outside of the pool area to the edge of property
- 5 ton AC/Electric heat is installed in the 3000' hanger
- 9' ceilings throughout the house except for the Livingroom, entry and sunroom and they are 12' ceilings

- Floor drain in the hanger for washing vehicle or plane inside
- Bedroom and bathroom doors are solid core doors, others are hollow core doors
- 75% of the light bulbs have been replaced with LED
- Water well has a chlorine injection system
- Whole house water filter upstairs regens every night at 2am
- Generator disconnect mounted on the outside of the hanger to ensure all generated power is isolated from utility power during power outages
- Covered RV area has 50 amp power and sewer hookup
- Floor drain in the utility room
- Gas log fireplace with remote and auto temperature control
- Underground water supply to the pond, garden and fish cleaning station
- Cat5 wiring installed in most rooms and to all 4 thermostats
- 12 Pecan trees throughout the 3 acres