

3590 Beaver Creek Dr

Beautiful single story 'Austin stone' house with metal roof utilizing SIP (Structural Insulated Panels) construction for super energy efficiency. Enclosed crawl space with 1ft thick concrete walls allows easy access to all plumbing and electrical. Great room has 25ft ceiling and a two-island kitchen – perfect for entertaining. Hot water loop insures almost instant hot water obtainable at all access points. All floors either wood or tile. 11ft ceilings in all rooms beyond the great room. Commercial ice maker insures pure clean ice while whole house has softened water from garage located water-softener. Kitchen also contains a reverse osmosis system for extremely pure drinking water. Kitchen cabinets, laundry room, and master closet loaded with drawers for splendid storage. The two showers have raised shower heads and frameless glass doors treated with Diamon-Fusion for easy cleaning. All bathrooms use Air-Admittance Valves instead of vents so the house roof only has two vents – one for the HVAC heat unit and one for the water heater (both located in the garage). 36-inch doors except in bathrooms where 32 inch is used. All doors 8ft tall except garage access. Massive 42-inch wide front door. Kitchen hood fan located in attic area for silent operation. This house has a total of 113 full-extension drawers for amazing storage.

30x60ft metal barn with independent 200A service – includes water well power and pressure tank, as advised by insurance agencies and fire department. Barn has partial raised floor (30x30) with multiple below decking 110V and 220V access points. Barn has 25ft wide concrete drive with corner 220V/50A service for RV power option. Metal covered concrete pad at back of barn adds an additional 30x25ft carport which includes 500gal propane tank. Owner will negotiate for the purchase of the 2003 16HP Kubota tractor and 2013 26HP Bad-Boy zero-turn mower. South side of barn roof would be perfect place for future solar panels. Barn has three rollup doors and two regular doors for great access. Stub-out for future sprinkler system next to barn in center.

Total 4.2 beautiful acres with majority fenced. Majestic pecan, oak, and elm trees cover property and owner has installed some fruit trees (fig, persimmon, pomegranate, navel orange, lemonquat, and tangerine) . Concrete drive to house is generous 13ft widening to 21ft on approach to huge 22ft by 24ft deep garage. Front gate is powered via battery located in barn and has solid automatic gate lock. Aerobic septic system eliminates conventional septic issues. Covered porch at back of house is 12.5ft by 25ft giving a fantastic view of the beautiful backyard. Porch is east facing for comfortable shaded afternoons while trees provide shade in the mornings. Well water system means no water utility bills.