

## 1811 CR 208, Giddings Upgrades, Exclusions & Negotiable Items

### Upgrades & Details:

- **Home:** Open Floor Plan, Stained Concrete Floors, Exhaust Vented to the outside, Rock Fireplace – log w/gas starter, Fridge/Microwave/Washer/Dryer convey, 10 ft Ceilings, Recessed Lighting, Ceiling Fans, Wood Trim throughout
  - o Kitchen has Concrete Countertops, Walk-in Pantry, Long Breakfast Bar with rock, Gas Stove/Oven
  - o Utility/Laundry Room inc. Coat Closet
  - o Media Room inc. Double Insulation & Exterior Doorframe & carpet to make soundproof
  - o Office/Study has built-in shelves
  - o Master Bath inc. double vanity & makeup area, deep tub, & separate double-headed walk-in shower
  - o Large Walk-in Master Cedar Lined Closet with built-in shelves
  - o Linen Closets 2 ft. deep in 2 Bathrooms
  - o Bedroom Closets deep & with built-in shelves
  - o Attic stairway in the hall of house inc. room for storage on the left side & lights
  - o Well water used to water yard around house, drilled, approximate depth of well – 300 ft., & approximately age of well - 25 yrs
  - o Lee County Water – 2 in. line from the county road, water to house, carport/shop & barn
  - o Aerobic Septic – approximate location of distribution system – 200 ft in pasture & approximate age – 10 yrs
  - o Tiff Way 47 grass in yard around house
  
- **Carport/Shop:** Spray foam insulation in he/she sheds & workshop; electricity & water, storage area with roll-up garage door & shelves; he shed (gunroom) inc. AC & heat, cabinets & Formica countertops; workshop inc. sink, cabinets & shelving; she shed (quilting room) inc. AC/heat & flooring
  
- **Barn:** 125x100 sqft, concrete in center & perimeter, hay & equipment storage area, water & electricity (200 amp meter to barn), 3 interior pens & exterior pens with roof, built-in exhaust fan, corrals, gates
  
- **Land:** Improved pastures have been bottom plowed, coastal planted in certain areas, fencing inc. top-pipe, goat wire & electric, solid pipe creek crossing, spring fed creek, 3 pipelines, Active oil well/lease, Seller owned minerals negotiable, 2 ponds – 1.5 acre pond built 7 yrs ago with dock & stocked with crappie; 2 acre pond rebuilt 4 yrs ago with dock & stocked with catfish, chicken coop, above ground swimming pool, back pasture plumbed for irrigation, creek bottom with Pecan trees

**Exclusions:** Cattle Chute, Livestock Scales, Tractors, Feeders & Troughs, Job Box, Lights over Wash space in Barn, Easter Lily's in flowerbeds by Carport, Woodburning Stove in Workshop attached to Carport, seller requests to take cuttings of Banana Trees & Cannons

**Negotiable Items:** Fans in Barn, Gun Safes in He Shed, Outside Fridge & Freezers