

THINGS YOU MAY NOT KNOW ABOUT OUR HOME:

7814 MAGNOLIA COVE COURT, ATASCOCITA, TX 77346

Our home was designed by Ron Holley in 1993. From the ground up numerous features were taken into consideration. They include:

- 1. Under the foundation are 65 bell bottom piers, five feet tall, which the slab on beams is attached to. What this means is a very low risk of the foundation settling in the future.**
- 2. All the exterior walls are constructed using 2x6"s. What this means is there is R-19 insulation in those walls instead of the standard R-13. You'll see the difference on the utility bills. Also, the house is very quiet.**
- 3. We have what is referred to as a Texas basement over the porte-cochere, the garage, and the patio/screen porch. It's all floored with real stairs leading up to it (not a pull down ladder). About 600sq ft of storage area.**
- 4. The roof was replaced in November, 2017, a \$41,000 value using 30 year shingles.**
- 5. The pool was resurfaced with a beautiful Caribbean blue quartz with pearl inlaid tiles marking step/bench locations, a \$7,000 value.**
- 6. Our son made the workbench in the garage which is included.**
- 7. The two and a half car garage measures 690 sq ft. A normal 3-car garage measures 600 sq ft.**
- 8. Yes, we flooded during Harvey, but what this means is everything on the ground floor is brand new. Walls, floors, custom cabinets, new solid oak stairs with wrought iron balusters. The outside AC units are brand new. The inside units in the attic are six years old. The 50 gallon hot water heater is six years old. All appliances are brand new. That includes the refrigerator, dish washer, oven/microwave, range top, garbage disposal, clothes washer and dryer, and wine fridge. The two garage door openers are brand new. The garage doors are insulated and very quiet running. The interior garage walls are insulated with R-13. Bathroom fixtures are top of the line and brand new. The 5-piece master bath is luxurious with soaking tub and open rain shower. I almost forgot, you'll love the marble farm sink in the kitchen and the deep stainless steel sink in the laundry.**

9. I hope you do not like carpeting. There is no carpeting in the house. The upstairs bamboo flooring, with the exception of the front octagonal room, is brand new. The front room is solid oak.
10. I hope you like the master bedroom closet. I designed it. I'll have to do the same with our next house since we're spoiled with it.
11. The nine-zone sprinkler system is like new. Most of the heads have been replaced and new valves installed.
12. The main pool pump is a year old as is the Polaris pump. The Polaris itself is about 5 years old.
13. We replaced the cedar fence in 2014 and painted two coats of sealer/stain on it.
14. I wish we could take the roses on the front and side of the house. They are beautiful and bloom year round.
15. We never used the wet bar sink in the family room so we took it out and included the wine fridge. The rough-in plumbing is still there if you want to add it back.
16. The 8-foot double front doors are majestic. Wish I could take them with us.
17. All the downstairs windows are solid vinyl insulated and double hung. The upstairs are double hung insulated aluminum clad over wood.
18. All the downstairs electrical is new including the two circuit breaker panels.
19. The fire place is wood burning and plumbed for natural gas as is the BBQ in the outside breezeway.
20. Plantation shutters were added last year on most of the downstairs windows, a \$4,000 value.
21. We exposed the natural brick on the fireplace and added a new mantle that had been part of a farmhouse beam in Minnesota. The brick had been covered with sheetrock.

This is a one of a kind custom home. There is no other like it. We have the plans that we'll include with the house. We did all the landscaping, the crepe myrtles are beautiful in the spring. The large one at the end of the driveway is a bright pink and when in full bloom is the prime focal point on the street. We're off to Colorado to be close to our grandchildren.