

4104 PECAN BEND DRIVE

RICHMOND, TEXAS

OTHER THINGS ABOUT THE HOUSE

There are several unique things about the house. Some of them are:

1. There are 12 pieces of Cybex weight training equipment with Olympic free weights on each, two racks of additional Olympic free weights beyond what is on the equipment, an Olympic bar, a rack of dumbbells that range from 5 to 70 lbs and an elliptical trainer.
2. There is a propane fired generator and 300-gallon propane tank. The generator has an automatic transfer switch and powers the kids' play (bunk bed) room including the kitchenette, adjacent bathroom, weight training room, water well, hot water heater serving that portion of the house, AC for that portion of the house, and lights on the pool deck. There are also outlets to run extension cords to run other equipment.
3. There is a large craft room with perimeter cabinets and a lot of daylight that could be used for several other purposes such as an additional bedroom, game/entertainment room, home office, etc.
4. There is an Invisible Fence around the perimeter of the property with the control panel in the outdoor closet for the well serving the house.
5. There is a gun/document safe in the closet on the ground floor under the back stairs.
6. There is a pond with a bridge to an island that has a gazebo on it. The gazebo has lights and ceiling fans. The pond has an aerator that has two separate bubbler in the pond
7. There is a HO scale railroad track that runs the perimeter of the kid's play (bunk bed) room up in the trusses
8. There is a lime tree and Meyer lemon tree outside the wrought iron fence at the front parking area
9. There is a lightening protection system on the roof of the house with an antique bicycle weathervane
10. The large garage, kids play (bunk bed) room and workout room have wall mounted speakers. The family room has wiring to play music from a receiver in the family room to the workout room, kitchen/breakfast room and main bedroom and bath.
11. There is a six inch well that is used to occasionally put water in the pond when needed. It is in the well house just south of the attached garage
12. The siding on the three-story portion of the house is cypress wood which is extremely hard, durable and resistant to rot. The balance of the siding is a Hady Plank or similar material.
13. The large garage has a thermostat-controlled exhaust fan to help circulate air and cool the garage on hot days. There is also an area in the large garage where the roof structure has been modified to allow a car lift to be installed.
14. The house has been plumbed so that in extremely cold weather the water can be turned off at the well and the house pipes can be drained to prevent pipes from freezing and bursting. There were no issues with the house during the recent extremely cold weather.

15. There are extensive flower beds and wrought iron fencing at the house with planted beds along the driveway from Pecan Bend Drive. There are four outdoor light posts – two near the front porch and two at the pool deck.