

**FEATURES**



**Address: 23803 Pin Oak Drive**

- Private water well
- Sprinkler system uses well
- Aerobic septic system
- House slab elevation above road
- Corner lot with culverts on both roads
- Privacy fencing
- Six to eight feet depth wraparound covered porch with cedar posts
- Four-car garage with 2-car carport
- 16'x9' overhead garage door with walk through door at carport and double doors in back
- Flood lights on porch and in yard
- Foundation: 100 yards on 6" thick slab with 24" perimeter beam and a beam every 10'
- 2"x6" exterior wall framing with all brick veneer
- 2"x8" roof framing
- Drain from backyard to front ditch
- 5 ton AC with return air in all living spaces and outside intake
- Spray foam insulation (5" walls and 6" roof rafters)
- Entire main drain is 4" pipe with 3" pipes for showers and kitchen sink
- Two 50 gallon water heaters
- No particle board used in any of the construction including cabinets
- All windows are 3'x6' double-pane with 2" blinds
- Entire house is plumbed with CPVC piping
- 36"x12" tile plank floor
- Luxury carpeting
- Mason Jar light fixtures
- 6" pine baseboards