

# Features, Updates & Upgrades

14638 Broken Arrow Road, Santa Fe, Texas, 77517

## Overall Home & Living Room Features...

- Beautiful, self-insulating log cabin walls are visible throughout the house
- Soaring ceiling finished in rustic wood planks opens the living area to the balcony loft above
- Plenty of outlets (including living area floor) for TVs, sound and gaming systems, and other computer and tech equipment
- Easy-care leather-look stained concrete flooring in downstairs living, dining, office and kitchen
- LED lighting throughout
- 2" window blinds
- Ceiling fans and decorative light fixture
- Climate controlled by energy-efficient electric A/C and a propane gas furnace
- Water supplied by 465-ft deep well
- Tech Shield radiant barrier on the roof

## Kitchen Features....

A cooks dream! Spacious open-concept kitchen offers:

### **8'-4" x 3' granite-topped kitchen island**

- This island has LOADS of storage for kitchen gadgets with large pull-out drawers, baking sheet pull-out storage, and cabinets — all with soft-close doors and drawers
- Island has electric outlets on both ends, including a USB charging outlet
- Features 10" overhang for comfortable breakfast-bar seating at the island
- *Four matching bar stools are available for purchase\**

### **Upgraded custom kitchen cabinets with granite countertops and clever storage**

- Lower cabinets have custom pot and pan drawers, drawers designed for wraps/foil, and an enclosed bread storage area
- Plenty of upper cabinet storage space, including two with glass-front display doors
- Tall pull-out pantry for food and spice storage
- Coffee nook with power
- Microwave nook with power

### **Black stainless-finish appliances**

- Quiet-run dishwasher
- Gas stove with dual ovens
- *Matching refrigerator available for purchase\**

### **Other Kitchen Plusses**

- Stainless steel farm-front dual-basin sink featuring a pull-out spray faucet
- Instant hot water faucet at sink
- Under cabinet lighting
- Recessed dimmable LED ceiling can lights and decorative light fixtures

## *Dining Area Features....*

Large, open-concept dining space connects kitchen and living areas

- Window and French doors overlook the resort-style covered patio and pool area
- Decorative light fixtures

## *Downstairs Primary Suite Features...*

- Spacious primary suite with stylish sliding barn doors to private bath
- Large walk-in closet with built-in shelves
- Bathroom vanity area separate from bath/shower/toilet areas
- Upgraded bathroom cabinets with thick butcher block countertop and plenty of storage
- Dual bathroom sinks and mirrors
- Walk-in shower and separate full bathtub
- Recessed LED lighting, light over tub has a dimmer
- Tile flooring with stain-resistant SpectraLock epoxy grout

## *Downstairs Office/Study & Bath #2 Features...*

- Large study/bonus/guest room with understairs storage and a 2' heavy safe
- Full bathroom with clawfoot tub, beautiful decorative faucet with handheld shower wand
- Tile flooring with stain-resistant SpectraLock epoxy grout

## *Laundry & Utility Room Features...*

- Designed for full-size, stacked washer/dryer, *W/D available for purchase\**
- Upper and lower cabinets for added storage
- 4'6" x 2' folding area with butcher block countertop
- 4'5" x 6' x 6'7" storage cabinets
- Tile flooring with stain-resistant SpectraLock epoxy grout
- Energy-efficient propane hot water heater in utility enclosure

## *Upstairs Loft Features...*

- Overlooks living area with decorative wood railing and display shelf
- Wood laminate flooring
- Recessed LED lighting
- Upstairs full bath serves loft and two upstairs bedrooms

## *Upstairs Bedroom Features...*

- Dormer windows with 2" blinds
- Ceiling fans
- Wood laminate flooring
- Walk-in closets in both bedrooms
- Upstairs Bedroom #2 has a second closet/storage/hobby room with electrical outlets, a/c venting, and electrical conduit to the exterior of the house

## Exterior Features...

You can't miss the country charm and curb appeal of this True Log Home!

- Sits on nearly one acre in unincorporated Galveston County
- Dormer windows upstairs
- Wraparound covered porch — 62' wide along the front and back!
- Covered front and side porch sections are 6' deep
- Covered back porch extends to 8' deep and opens to the pool area
- Seamless rain gutters all around, back gutters plumbed to under-deck drainage system

## Pool & Pool Area Features...

- Spacious covered back porch opens to a resort-style custom pool
- Around 1500 sqft of easy-care concrete finished in Cool Deck to keep feet cool in the summertime
- Pool deck area includes several in-ground umbrella holders plus built-in drains
- Pool has wide, beach style walk-in sun pad with bubbler water features
- In-pool table with umbrella stand, bench seat, and three stools for relaxing in the pool
- Waterfall feature has a built-in bench below for hanging out at the waterfall
- Adjustable water feature/fountain spray heads, for fan, straight stream, etc..
- Edged in decorative rock gardens and a walled garden area behind the pool waterfall
- 10' x 13' Gazebo with roof extensions is outdoor-kitchen-ready with water connections and electrical supply
- 6' x 10' pool house/storage shed with external water, drain plumbing, and electrical connections — ready to add an outdoor shower or more outdoor lighting

## 30' x 40' Shop Features...

Ready to become a Man Cave, She Shed, or Toy Box!

- 1200 sqft Mueller hurricane-rated metal shop building with concrete floors
- 10' x 10' roll-up door and a separate oversized walk-through with dog gate
- 100-amp service connection to the shop and multiple shop lights installed
- Several wall and ceiling outlets plus a hanging multi-tap extension cord
- Overhead electric rolling crane\*
- 9000-lbs. Rotary brand auto lift\*
- Rear covered 21' x 12' x 7' carport/storage area with 23' x 30' gravel pad

## Oversize Garage Features...

- 20' x 24' two-car detached garage with automatic door opener
- Oversize 16'x7' single garage door and walk-in door
- Outdoor lighting at both doors
- Seamless gutters

(\* denotes items available for non-realty item sale)